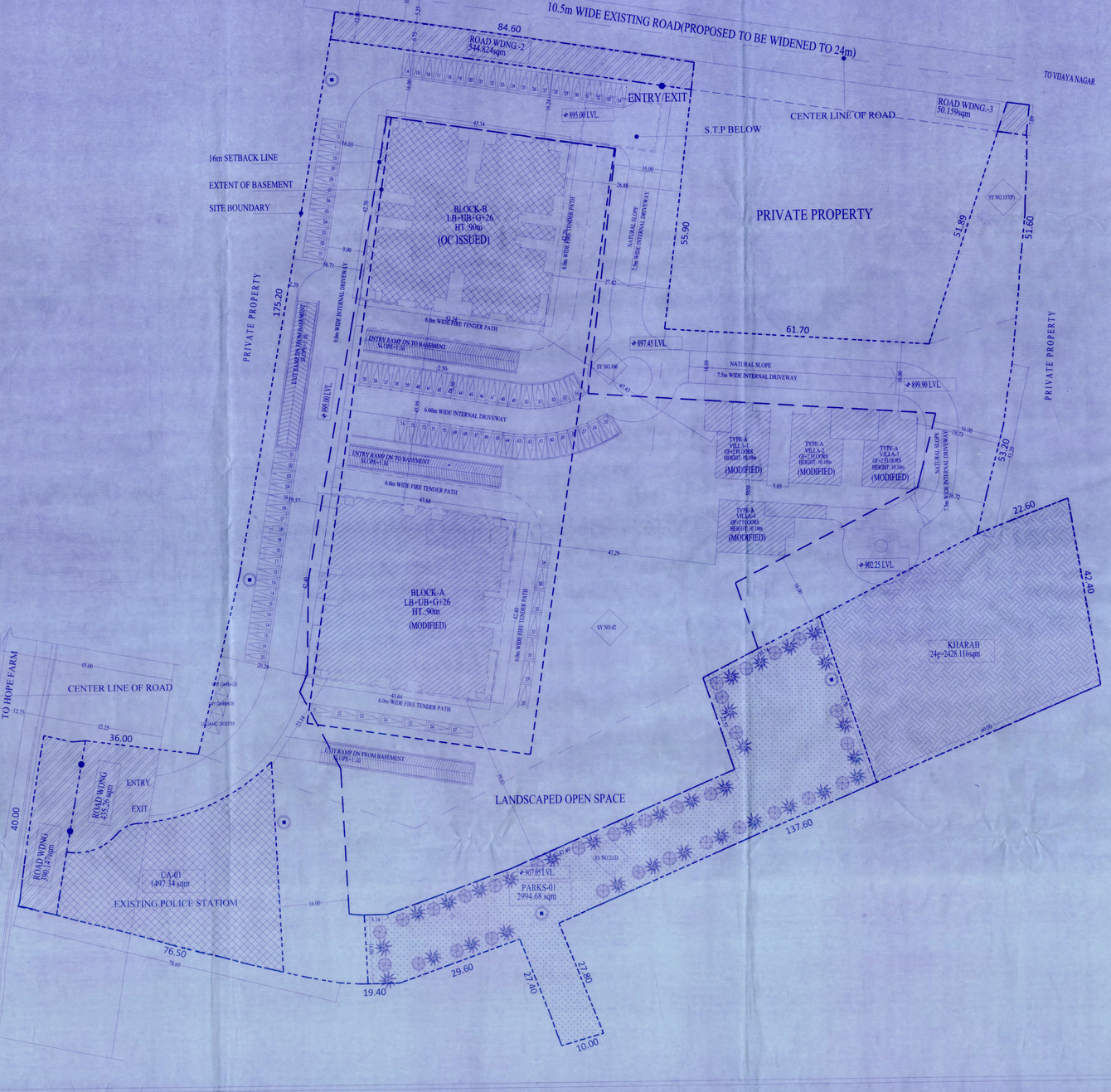


LP NO: TBMP/0458 Dir/JD NORTH/LP/0097/2009-10

This Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence

1. Sanction is accorded for the Modified Aabolt Residential Apartment Building at Khata No.29/95/93,Sy nos.160,157(P) & 42 in Pattandur agrahara village and sy no. 2/1D in Whitefield village, White Field Sub Division, Mahadevapura Zone, Ward no. 84, Bangalore

   i) Consist of Block-A, 2 BF + GF + 26 UF (Twenty-Six upper floors) only
   ii) Consist of Villa Type-A, GF + 2 UF (Two upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Part of Ground Floor of Villas and Surface Area reserved for car parking shall not be converted for any other purpose.
4. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
5. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
6. The applicant shall INSURE all workmen involved in the construction work against any accident / unforward 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 / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
9. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (EA.D) code leaving 3.00 mts. from the building within the premises.
10. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 22.
11. 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.
12. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
13. 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.
14. If any owner / builder contravenes 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.
15. 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 (V-6 (a) to (e).
16. The building shall be constructed under the supervision of a registered ith-cultural engineer.
17. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the column a "COMMENCEMENT CERTIFICATE" shall be obtained.
18. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. 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).
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
23. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
24. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons, together with the stepped entry.
25. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 21, 22, 23 & 24 are provided in the building.
26. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 7.00 PM and shall not resume the work earlier than 7.00 AM to avoid hoarance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit**, required to be colonly constructed at site for re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and ensures ensuring safety of workman and general public by erecting safe barricades.
29. Sufficient two wheeler parking shall be provided as per requirement.
30. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
31. The Owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
32. The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Fire Force. Department to ensure that the equipments installed are in good and workable condition and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
33. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
34. The Owner / Association of the high-rise building shall conduct two mock drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
35. The Builder / Contractor / Professional responsible for supervision of works shall not materially and structurally deviate from the sanctioned plan, without prior approval of the authority. They shall explain to the owner & the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner & 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.
36. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VII. Further, the Owner / Developer shall give intimation after completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction shall be cancelled.
37. The Applicant should follow the instructions of chairman BWSSB specified in the OC letter No. BWSSB/A/36/2018-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs. and Drinking water supplied by BWSSB should not be used for the construction activity of the building.
38. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
39. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
40. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development pomand at least Two Trees for single unit.
41. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018
42. The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan
43. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act - 2020.
44. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Licence Copy.
45. All other conditions and operations mentioned in the work letter issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP-GH / 41 / 2009-10 / 47 / 2024-25, Dated: 07-08-2024 for the project should be strictly adhered to.
46. The Applicant should submit Consent for Operation obtained from Karnataka State Pollution Control Board within 6 months or when Karnataka State Pollution Control Board start issuing Consent for Operation Whichever is earlier from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated 22-08-2024 submitted to this office.
47. The Applicant Should submit Karnataka State Fire Force Department Revised Clearance Certificate before Sixty days from the date of issue of Occupancy Certificate.
48. The Applicant Should submit Revised Environment Clearance from State Environment Impact Assessment Authority before Sixty days from the date of issue of Occupancy Certificate.
49. The Applicant Should submit Revised RTC from Tahasildhar, Bengaluru East Taluk, Bengaluru as per the Bengaluru Development Authority Work Order, Condition Sl. No. 32 before Sixty days from the date of issue of Modified Plan cum Occupancy Certificate
50. The Applicant should abide by the Outcome of any Court Orders as per the Affidavit filed.
51. 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 (Hosadaga/Bhoodike) 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 Construction workers 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.

NOC Details

Sl.No	Name of the Statutory Department	References No. & Date	Conditions Imposed
1)	Fire Force Department	GBC/ 122/NOD/ , Dated: 04-03-2009	Shall be complied as per the Letter issued by the Department of Fire & Emergency Services, Karnataka State Fire & Emergency Services Department, Karnataka Government Vide Letter No. SDF/NOC/Fire Force/2024-25 Dated: 22-08-2024
2)	Airport Authority of India	AAI/REGIONAL/NOC/017-050, Dated: 20-04-2009	---
3)	BESCOM	GM/COM/HT/AD/AGM/CEE/EEP/ 381/13-14, Dated: 16-04-2087	---
4)	BWSSB	BWSSB/SEWERAGE/EM/ ATS/ 9555/9285/ 08-087 Dated: 16-05-2087	---
5)	KSPCB	PCB/HO/NOF/0503-324, Dated: 15-01-2008	Valid upto 30-06-2029 or 15-06-2029 (Re-Validate) subject to Compliance of Conditions imposed thereon. Consent for Operation shall be obtained from Karnataka State Pollution Control Board before the Issue of Occupancy Certificate and the Indemnity Bond submitted by the applicant
6)	SEIAA	SEIAA 42 / L/ CON 2087, Dated: 20-02-2089	Valid upto 30-06-2029 or 15-06-2029 (Re-Validate) subject to Compliance of Conditions imposed thereon.

III. The Applicant has paid the fees Rs. 5,30,31,300/- through DD No. 575607, Kotak Mahindra Bank Ltd. Dated:22 - 08 - 2024, Receipt No.RE-ifms 131/TP/1600042, Dated:23-08-2024 .See the following:-

1.	Council Share	1,03,09,200.00
2.	Cess Fees	03,41,097.00
3.	Licence Fees	1,11,81,200.00
4.	Scrutiny Fees	10,05,536.00
5.	Security Deposit	8,20,000.00
6.	1% Service Charge on Labour Cess to be paid to BBMP	15,018.00
7.	Betterment Charges For Building	16,31,428.00
	Total	3,70,77,480.00
	Say	3,70,31,300.00

8. Labour Cess :- Rs. 14,87,000.00, NEFT No. KKBK0CH2024082200056457 Dt: 22-08- 2024, Receipt No.HO/1122/2024 Dtd: 22-08-2024 .

SITE AREA		
As per revalidated DP Tonal Site Area including Khoradi (8 Acres)	=	32,374.88
Khoradi Area (24 Guntas)	=	2,428.12
Net Site Area	=	29,946.76
Net Site Area	=	29,946.76
Khoradi widening Area (3910.147 +435.26 + 544.824 x 50.1/3ft)	=	4,60.28
Site area consider	=	28,516.37
Net Site Area	=	29,946.76
5% Area Reserved for Civic Amenities	=	1,497.34
Site area considered for F.A.R. 95%	=	28,449.42
Site area consider for FAR	=	28,516.37
5% Area Reserved for Civic Amenities	=	1,497.34
Site area considered for Coverage	=	27,019.03

MODIFIED AREA STATEMENT - BLOCK - A

FLOORS	GROSS	DUCTS	NET BUA	FAR DEDN	FAR AREA	UNITS
LOWER BASEMENT	4,614.61	91.23	4,523.38	4,523.38	NA	NA
UPPER BASEMENT	4,614.61	91.23	4,523.38	0	4,523.38	0
GROUND FLOOR	1,636.00	57.83	1,578.17	0	1,578.17	0
FIRST FLOOR	1,636.00	57.83	1,578.17	0	1,578.17	0
SECOND FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
THIRD FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
FOURTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
FIFTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
SIXTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
SEVENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
EIGHTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
NINTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
ELEVENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWELVEVTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
THIRTEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
FOURTEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
FIFTEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
SIXTEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
SEVENTEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
EIGHTEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
NINETEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTIETH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTIEONE FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTIETWO FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTIETHREE FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTIEFOUR FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTIEFIVE FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTISIX FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTISEVEN FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTIEIGHT FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTININE FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
THIRTIETH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
THIRTIONE FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
THIRTITWO FLOOR	1,641.45	54.18	1,587.27	0	1,587.27	0
THIRTITHREE FLOOR	1,641.45	54.18	1,587.27	0	1,587.27	0
THIRTIFOUR FLOOR	1,641.45	54.18	1,587.27	0	1,587.27	0
TERRACE FLOOR	102.18	1.54	100.64	100.64	NA	NA
TOTAL	76,544.89	2,111.00	74,433.89	74,433.89	116,821.87	228

MODIFIED AREA STATEMENT - LEVEL-TOP-A

FLOORS	GROSS	DUCTS	NET BUA	FAR DEDN	FAR AREA	UNITS
GROUND FLOOR	357.91	3.00	354.25	354.25	354.25	3
FIRST FLOOR	357.91	3.00	354.25	0	354.25	0
TERRACE FLOOR	49.25	0.71	48.54	0	48.54	0
TOTAL	765.03	6.71	757.04	354.25	757.04	3

FIRST - AREA STATEMENT BLOCK - B (OC-ISSUED)

FLOORS	GROSS	DUCTS	NET BUA	FAR DEDN	FAR AREA	UNITS
LOWER BASEMENT	4,614.61	91.23	4,523.38	4,523.38	0.00	0
UPPER BASEMENT	4,614.61	91.23	4,523.38	0	4,523.38	0
GROUND FLOOR	1,636.00	57.83	1,578.17	0	1,578.17	0
FIRST FLOOR	1,636.00	57.83	1,578.17	0	1,578.17	0
SECOND FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
THIRD FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
FOURTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
FIFTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
SIXTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
SEVENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
EIGHTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
NINTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
ELEVENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWELVEVTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
THIRTEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
FOURTEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
FIFTEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
SIXTEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
SEVENTEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
EIGHTEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
NINETEENTH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTIETH FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTIEONE FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTIETWO FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTIETHREE FLOOR	1,636.00	57.83	1,578.17	0	1,641.45	4+1 EWS
TWENTIEFOUR FLOOR	1,641.45	54.18	1,587.27	0	1,587.27	0
TWENTIEFIVE FLOOR	1,641.45	54.18	1,587.27	0	1,587.27	0
TWENTISIX FLOOR	1,641.45	54.18	1,587.27	0	1,587.27	0
TERRACE FLOOR	102.18	1.54	100.64	100.64	NA	NA
TOTAL	76,544.89	2,111.00	74,433.89	74,433.89	116,821.87	228

COMBINED MODIFIED AREA STATEMENT (BLOCK - A & VILLAS)

FLOORS	GROSS	DUCTS	NET BUA	FAR DEDN	FAR AREA	UNITS
LOWER BASEMENT	9,229.22	182.46	9,046.76	9,046.76	0.00	0
UPPER BASEMENT	9,229.22	182.46	9,046.76	0	9,046.76	0
GROUND FLOOR	3,144.91	76.16	3,068.75	1,932.50	1,136.25	3
FIRST FLOOR	3,192.85	138.38	3,054.46	0.00	3,054.46	0+1 EWS
SECOND FLOOR	3,192.85	138.38	3,054.46	57.54	3,054.46	0+1 EWS
THIRD FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
FOURTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
FIFTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
SIXTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
SEVENTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
EIGHTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
NINTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
TENTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
ELEVENTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
TWELVEVTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
THIRTEENTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
FOURTEENTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
FIFTEENTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
SIXTEENTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
SEVENTEENTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
EIGHTEENTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
NINETEENTH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
TWENTIETH FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
TWENTIEONE FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
TWENTIETWO FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
TWENTIETHREE FLOOR	3,192.85	138.38	3,054.46	57.54	3,112.00	0+1 EWS
TWENTIEFOUR FLOOR	3,197.45	136.72	3,060.73	57.54	3,060.73	0
TWENTIEFIVE FLOOR	3,197.45	136.72	3,060.73	57.54	3,060.73	0
TWENTISIX FLOOR	3,197.45	136.72	3,060.73	57.54	3,060.73	0
TERRACE FLOOR	102.18	1.54	100.64	100.64	NA	NA
TOTAL	151,544.34	4,182.00	147,362.34	147,362.34	231,214.34	451

Total Ground Floor Area
Proposed for OC Block - A = 1,693.70 Sqm.
Proposed for OC Villa Type-A = 984.28 Sqm.
OC Issued Block-B = 1,578.17 Sqm.
Total = 4,257.15 Sqm.

COVERAGE FOR ALL BLOCKS = 4,257.15 X 100 = 15.16 % = 50.00%
27,019.03

Total FAR Area
Modified Block-A, Villas Type-A = 42,173.23 Sqm.
OC Issued Block-B = 57,846.24 Sqm.
Total = 1,00,017.47 Sqm.

FAR FOR ALL BLOCKS = 1,00,017.47 = 2.81 = 3.00
28,449.42

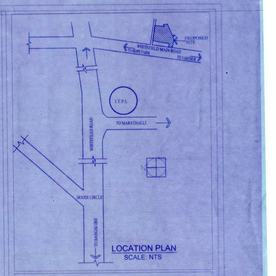
PARKING
Total No. of Residential Units from GF to 26th F = 120 Nos.
No. of units over 225 Sqm. below 375 Sqm. = 104 Nos.
@ 2 cars / Unit, Cars Required = 104 x 2 = 208 cars
No. of EWS Units below 50 Sqm. = 21 Nos (Form 1st to 21st Floor)
@ 1 cars / Unit, Cars Required = 21 x 1 = 21 cars
Total No. of Villas = 04 Nos. @ 2 cars / Unit, Cars Required = 2 x 4 = 08 cars

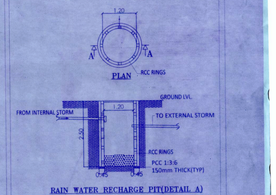
Total Cars for Required = 208 + 11 + 08 = 227 cars
10% Visitors Parking = 227 / 10 = 22.70 say 23 cars
Total cars Required for Block-A & Villas = 227 + 23 = 250 cars

Cars Required for OC issued Block - B = 236 Cars

Net Total Cars Required = 250 + 236 = 486 Cars

Total Cars Provided
Upper Basement Floor Block - A = 90 Cars
Upper Basement Floor Block - A = 110 Cars
Surface Block - A = 34 Cars
Surface Block - A Villas = 04 Cars
Lower Basement Floor Block - B = 64 Cars
Upper Basement Floor Block - B = 61 Cars
Surface Block - B = 74 Cars
Total = 438 Cars





RAIN WATER RECHARGE PITDETAIL A)
SECTION - 'AA'

OWNER SIGNATURE :
AUTHORISED SIGNATORY

MR. IRFAN RAZACK
M/s Prestige Estates Projects Ltd.,
No.19, Prestige Falcon tower, Brunton Road, Bengaluru - 560 025

ARCHITECTS SIGNATURE :

RAJESH KUMAR.N
BCC / BL / 3.6 / E:3378 / 09-10

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING PLAN AT KHATA NO.29/95/93, SY NOS.160,157(P) & 42 IN PATTANDUR AGRAHARA VILLAGE, AND SY NO. 2/1D IN WHITEFIELD VILLAGE, WHITE FIELD SUB DIVISION, MAHADEVAPURA ZONE, WARD NO. 84, BANGALORE.

DRAWING TITLE :
SITE PLAN

SHEET NO :	SCALE :	ORIENTATION :
01 OF 13	1:300	N

MODIFIED DRAWING

ARCHITECT :
RSP Design Consultants (India) Pvt Ltd.
RSP