AREA ENCROACHE

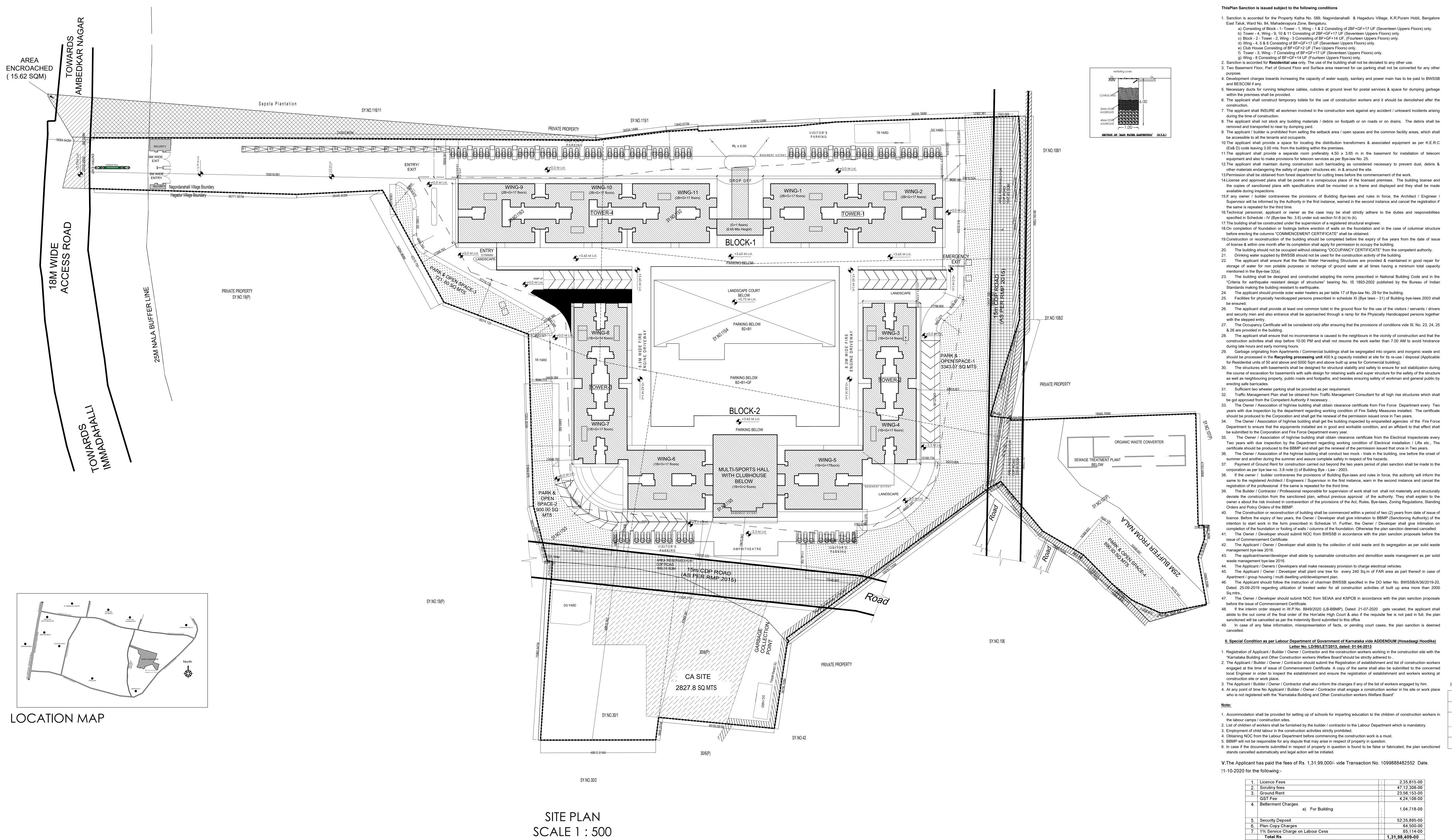
Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)			Deductions	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement			
Terrace		Cutout		StairCase	Lift	Machine	Void	Substructure	Parking	Resi.			
Floor	322.86	0.00	322.86	258.30	0.00	64.56	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	3642.59	246.82	3395.77	0.00	64.56	0.00	161.65	0.03	0.00	3169.53	3169.53	20	0.00
Sixteenth Floor	3642.59	246.82	3395.77	0.00	64.56	0.00	161.65	0.03	0.00	3169.53	3169.53	20	0.00
Fifteenth Floor	3642.59	246.82	3395.77	0.00	64.56	0.00	161.65	0.03	0.00	3169.53	3169.53	20	0.00
Fourteenth Floor	3642.59	246.82	3395.77	0.00	64.56	0.00	161.65	0.03	0.00	3169.53	3169.53	20	0.00
Thirteenth Floor	3642.59	246.82	3395.77	0.00	64.56	0.00	161.65	0.03	0.00	3169.53	3169.53	20	0.00
Twelfth Floor	3642.59	246.82	3395.77	0.00	64.56	0.00	161.65	0.03	0.00	3169.53	3169.53	20	0.00
Eleventh Floor	3642.59	246.82	3395.77	0.00	64.56	0.00	161.65	0.03	0.00	3169.53	3169.53	20	0.00
Tenth Floor	3642.59	246.82	3395.77	0.00	64.56	0.00	161.65	0.03	0.00	3169.53	3169.53	20	0.00
Ninth Floor	3642.59	246.82	3395.77	0.00	64.56	0.00	161.65	0.03	0.00	3169.53	3169.53	20	0.00
Eighth Floor	3642.59	246.82	3395.77	0.00	64.56	0.00	161.65	0.03	0.00	3169.53	3169.53	20	0.00
Seventh Floor	3642.59	246.82	3395.77	0.00	64.56	0.00	161.65	0.03	0.00	3169.53	3169.53	20	0.00
Sixth Floor	3642.59	246.82	3395.77	0.00	64.56	0.00	161.65	0.03	0.00	3169.53	3169.53	20	0.00
Fifth Floor	3624.98	246.82	3378.16	0.00	64.56	0.00	161.65	0.03	0.00	3151.92	3151.92	20	0.00
Fourth	3624.98	246.82	3378.16	0.00	64.56	0.00	161.65	0.03	0.00	3151.92	3151.92	20	0.00
Third Floor	3624.98	246.82	3378.16	0.00	64.56	0.00	161.65	0.03	0.00	3151.92	3151.92	20	0.00
Second Floor	3624.98	274.20	3350.78	0.00	64.56	0.00	225.87	0.03	0.00	3060.32	3060.32	20	0.00
First Floor	3624.98	246.82	3378.16	0.00	64.56	0.00	161.65	0.03	0.00	3151.92	3151.92	20	0.00
Ground	12211.44	2463.81	9747.63	0.00	64.56	0.00	161.64	0.03	7327.82	2193.58	2193.58	10	513.97
Floor Basement First Floor	15085.84	42.42	15043.42	0.00	64.56	0.00	192.31	0.00	14500.04	254.90	254.90	00	254.90
Basement Second Floor	15121.22	35.10	15086.12	0.00	64.56	0.00	108.04	0.00	14674.40	214.82	214.82	00	213.63
Total: Total	104577.34	6764.65	97812.69	258.30	1291.20	64.56	3274.26	0.54	36502.25	56365.66	56365.66	350	982.50
Number of Same Blocks	1												
Total:	104577.34	6764.65	97812.69	258.30	1291.20	64.56	3274.26	0.54	36502.25	56365.66	56365.66	350	983

Block :WING 3 4 5 6 7 8 (BLOCK2)

Block :WING 1 2 9 10 11 (BLOCK1)

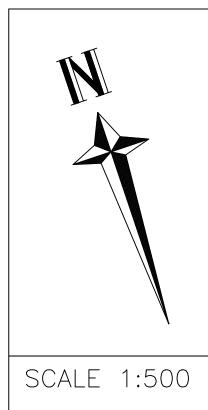
Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)		Deductions (Area in Sq.mt.) (Sq.mt.)						Tnmt (No.)	Carpet Area other than Tenement	
-		Cutout		StairCase	Lift	Lift Machine	Void	Parking	Resi.				
Terrace Floor	389.42	0.00	389.42	311.95	0.00	77.47	0.00	0.00	0.00	0.00	00	0.00	
Seventeenth Floor	2702.71	188.05	2514.66	0.00	51.65	0.00	129.32	0.00	2333.69	2333.69	16	0.00	
Sixteenth Floor	2702.71	188.05	2514.66	0.00	51.65	0.00	129.32	0.00	2333.69	2333.69	16	0.00	
Fifteenth Floor	2702.73	188.05	2514.68	0.00	51.65	0.00	129.32	0.00	2333.71	2333.71	16	0.00	
Fourteenth Floor	3848.82	225.40	3623.42	0.00	77.47	0.00	193.97	0.00	3351.98	3351.98	24	0.00	
Thirteenth Floor	3848.82	225.40	3623.42	0.00	77.47	0.00	193.97	0.00	3351.98	3351.98	24	0.00	
Twelfth Floor	3848.82	225.40	3623.42	0.00	77.47	0.00	193.97	0.00	3351.98	3351.98	24	0.00	
Eleventh Floor	3848.82	225.40	3623.42	0.00	77.47	0.00	193.97	0.00	3351.98	3351.98	24	0.00	
Tenth Floor	3848.82	225.40	3623.42	0.00	77.47	0.00	193.97	0.00	3351.98	3351.98	24	0.00	
Ninth Floor	3848.82	225.40	3623.42	0.00	77.47	0.00	193.97	0.00	3351.98	3351.98	24	0.00	
Eighth Floor	3848.82	225.40	3623.42	0.00	77.47	0.00	193.97	0.00	3351.98	3351.98	24	0.00	
Seventh Floor	3848.82	225.40	3623.42	0.00	77.47	0.00	193.97	0.00	3351.98	3351.98	24	0.00	
Sixth Floor	3848.82	225.40	3623.42	0.00	77.47	0.00	193.97	0.00	3351.98	3351.98	24	0.00	
Fifth Floor	3786.25	225.40	3560.85	0.00	77.47	0.00	193.97	0.00	3289.41	3289.41	24	0.00	
Fourth Floor	3786.25	225.40	3560.85	0.00	77.47	0.00	193.97	0.00	3289.41	3289.41	24	0.00	
Third Floor	3829.55	225.40	3604.15	0.00	77.47	0.00	214.09	0.00	3312.59	3312.59	24	0.00	
Second Floor	4853.11	356.96	4496.15	0.00	77.47	4.13	232.91	0.00	4181.64	4181.64	24	960.95	
First Floor	4692.77	240.63	4452.14	0.00	81.59	0.00	391.64	0.00	3978.91	3978.91	22	915.37	
Ground Floor	7891.31	75.36	7815.95	0.00	81.59	0.00	234.20	5423.52	2076.64	2076.64	07	962.47	
Basement First Floor	8714.07	49.15	8664.92	0.00	81.59	0.00	250.88	8013.32	274.97	274.97	00	269.13	
Total:	80690.26	3991.05	76699.21	311.95	1406.83	81.60	3845.35	13436.84	57572.48	57572.48	389	3107.92	
Total Number of Same Blocks	1												
Total:	80690.26	3991.05	76699.21	311.95	1406.83	81.60	3845.35	13436.84	57572.48	57572.48	389	3108	

AREA STATEMENT	
TOTAL SITE AREA AS PER DOCUMENTS = 14A-22.5G	58932.35 SQM
ACTUAL ENCROACHED AREA	1949.65 SQM
AREA UNDER EXISTING ROAD	426. 72 SQM
NET SITE AREA AS PER ACTUAL AND CONSIDERED FOR CALCULATION	56556.10 SQM



SITE PLAN SCALE 1 : 500

Say Rs.



P/Addl.Dir/JD North/LP/0082/2019-20	
ubject to the following conditions	
Property Katha No. 589, Nagondanahalli & Hagaduru Village, K.R.Puram Hobli, Bangalore nadevapura Zone, Bengaluru. - 1- Tower - 1, Wing - 1 & 2 Consisting of 2BF+GF+17 UF (Seventeen Uppers Floors) only. 10 & 11 Consisting of 2BF+GF+17 UF (Seventeen Uppers Floors) only. 2, Wing - 3 Consisting of BF+GF+14 UF, (Fourteen Uppers Floors) only. sisting of BF+GF+17 UF (Seventeen Uppers Floors) only. ing of BF+GF+2 UF (Two Uppers Floors) only. Consisting of BF+GF+17 UF (Seventeen Uppers Floors) only. of BF+GF+14 UF (Fourteen Uppers Floors) only. dential use only. The use of the building shall not be deviated to any other use.	
Ground Floor and Surface area reserved for car parking shall not be converted for any other	
s increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB	
telephone cables, cubicles at ground level for postal services & space for dumping garbage rovided.	
temporary toilets for the use of construction workers and it should be demolished after the	
all workmen involved in the construction work against any accident / untoward incidents arising	
any building materials / debris on footpath or on roads or on drains. The debris shall be ear by dumping yard.	
nibited from selling the setback area / open spaces and the common facility areas, which shall s and occupants.	
a space for locating the distribution transformers & associated equipment as per K.E.R.C s. from the building within the premises.	
a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom provisions for telecom services as per Bye-law No. 25.	
during construction such barricading as considered necessary to prevent dust, debris & he safety of people / structures etc. in & around the site.	
from forest department for cutting trees before the commencement of the work. shall be posted in a conspicuous place of the licensed premises. The building license and ns with specifications shall be mounted on a frame and displayed and they shall be made	
avenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / / the Authority in the first instance, warned in the second instance and cancel the registration if hird time.	
ant or owner as the case may be shall strictly adhere to the duties and responsibilities e-law No. 3.6) under sub section IV-8 (e) to (k).	
ted under the supervision of a registered structural engineer. or footings before erection of walls on the foundation and in the case of columnar structure	
COMMENCEMENT CERTIFICATE" shall be obtained. n of the building should be completed before the expiry of five years from the date of issue after its completion shall apply for permission to occupy the building	

BBM

of license & within one month after its completion shall apply for permission to occupy the building. 0. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority. . Drinking water supplied by BWSSB should not be used for the construction activity of the building. 2. 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

23. 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 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

26. 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 Block USE/SUBUSE Details

27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 28. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the

construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance 29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and

for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building). 30. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 besides ensuring safety of workman and general public by

32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall

33. The Owner / Association of highrise 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. 34. The Owner / Association of highrise 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

35. The Owner / Association of highrise 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. 36. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of

37. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003. 38. If the owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the

39. 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

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 VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled. 1. The Owner / Developer should submit NOC from BWSSB in accordance with the plan sanction proposals before the 42. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste

43. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid 44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

46. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 47. The Owner / Developer should submit NOC from SEIAA and KSPCB in accordance with the plan sanction proposals

8. If the interim order stayed in W.P.No. 8849/2020 (LB-BBMP), Dated: 21-07-2020 gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled as per the Indemnity Bond submitted to this office 49. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed

II. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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

local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at 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

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in 2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

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.

V.The Applicant has paid the fees of Rs. 1,31,99,000/- vide Transaction No. 1099888482552 Date.

		1,31,99,000-00
Rs		1,31,98,409-00
ce Charge on Labour Cess	:	65,114-00
y Charges	:	64,500-00
Deposit	:	52,35,895-00
,	:	, ,
a) For Building		1,04,718-00
nt Charges		
	:	4,24,108-00
tent	:	23,56,153-00
ees	:	47,12,306-00
ees	:	2,35,615-00

V. The Applicant has paid the Labour Cess fees of Rs. 64,46,500/- vide Transaction No. UTIBR52020100800353433, Date. 08-10-2020. Receipt No. HO/12093/2020, Dated. 08-10-2020.

approval by the Com vide Lp Number :BBN subject to terms and c plan approval.	ed in accordance with the ac missioner BBMP On Date:1 IP/Addl.Dir/JD NORTH/0082 condition laid down along wit	0/06/2020 2/19-20 h this building
J.J.angu 9	Name : B MANJESH Designation : Joint Director Town Planning (JDTP) Organization : BRUHAT BANGALORE MAHANAGARA PALIKE Date : 07-Nov-2020 13: 30:33	NORTH

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11							
VERSION DATE: 01/11/2018								
PROJECT DETAIL:								
Authority: BBMP Plot Use: Residential								
nward_No: 3BMP/AddI.Dir/JDNORTH/0082/19-20								
Application Type: General	Land Use Zone: Residential (Main)							
Proposal Type: Building Permission	Plot/Sub Plot No.: Sy. Nos. 107(P), 115/2, 115/3, 115/4, 115/5, 116/3 situated at Nagondanahalli Village and Sy. Nos. 30/1, 30/6(P) situated Hagadur Village, K R Puram Hobli, Bangalore East Taluk							
lature of Sanction: New	Khata No. (As per Khata Extract): 589	9						
ocation: Ring-III	Locality / Street of the property: Nago R Puram Hobli, Bangalore East Taluk	U						
Building Line Specified as per Z.R: NA								
Zone: Mahadevapura								
Vard: Ward-084								
Planning District: 315-Whitefiled								
AREA DETAILS:	1	SQ.MT.						
AREA OF PLOT (Minimum)	(A)	56556.10						
Deduction for NetPlot Area								
Road Widening Area		3137.91						
Kharabland Area		1113.20						
Total	4251.11							
NET AREA OF PLOT	52305.04							
Deduction for Balance Plot Area	(A-Deductions)	0_000.01						
Road Widening Area		3137.91						
Amenity Area		2827.43						
Kharabland Area		1113.20						
Total		7078.54						
BALANCE AREA OF PLOT	(A-Deductions)	49477.61						
COVERAGE CHECK	(**************************************							
Permissible Coverage area (55	5.00 %)	27212.69						
Proposed Coverage Area (35.	,	17569.89						
Achieved Net coverage area (,	17569.89						
Balance coverage area left (1		9642.80						
FAR CHECK		0012.00						
Permissible F.A.R. as per zoni	ng regulation 2015 (2 25)	118384.79						
	and II (for amalgamated plot -)	0.00						
Allowable TDR Area (60% of F	, , ,	0.00						
Premium FAR for Plot within Ir	0.00							
Total Perm. FAR area (2.25)	118384.79							
Residential FAR (100.00%)		113938.13						
Proposed FAR Area		113938.13						
Achieved Net FAR Area (2.17	<u></u>	113938.14						
Balance FAR Area (0.08)	1	4446.65						
BUILT UP AREA CHECK		4440.05						
Proposed BuiltUp Area		174511.89						
Substructure Area Add in BUA								
Achieved BuiltUp Area		17.94						
Autileven Duillup Alea		174529.84						

Block Name		В	lock Use	Block S	SubUse	Block Stru	ucture	Block Land Us Category	ë	
WING 3 4 5 6 7 8 (BLOCK2)		Residential		Apart	ment	Highrise		R		
WING 1 2 9 10 11 (BLOCK1)		Residential		Apartment		Highrise		R		
Required Pa	arking	(Tabl	e 7a)							
Block	т		Quild las	Area	ι ι	Inits		Car		
Name	יא	pe	SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./U	nit Reqd.	Prop.	
WING 3 4 5 6 7 8 (BLOCK2)	Residential		Apartment	50 - 225	1	-	1	389	-	
WING 1 2 9 10 11 (BLOCK1)	Residential		Apartment	50 - 225	1	-	1	350	-	
	-	otal :		-	-	-	-	739	1251	
Parking Che	eck (T	able	,			1				
Vehicle Type				Reqd.			Achie			
			No.		(Sq.mt.)	No		Area (Sq.m	,	
Car		739	101	10161.25		51	18811.38			
Visitor's Car F	Parking		74	10	17.50	0		0.00		
Total Car			813	111	78.75	125	51	18811.38		
TwoWheeler			-		17.50	0		0.00		

FAR & Tenement Details StairCase Lift Lift Void SubStructure Parking Resi.

	5 6 7 8 (BLOCK2)	1	80690.26	3991.05	76699.21	311.95	1406.83	81.60	3845.35	0.00	13436.84	57572.48	57572.48	389	3107.9
	WING 1 2 9 10 11 (BLOCK1)	1	104577.34	6764.65	97812.69	258.30	1291.20	64.56	3274.26	0.54	36502.25	56365.66	56365.66	350	982.5
	Grand Total:	2	185267.60	10755.70	174511.90	570.25	2698.03	146.16	7119.61	0.54	49939.09	113938.14	113938.14	739.00	4090.4
_															

 >.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
	Fire Force Department:	KSFES/GBC(1)/098, Docket No. KSFES/ NOC/ 084/2019, dated: 26-07-2019	
2	Airport Authority of India	BANG/SOUTH/B/071017/230378 dated: 28-07- 2017	All the conditions imposed in the letter issued by the
•	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-IV/DCE(M)-II/TA(M)- III/8400/2018-19 Dated: 22-07-2019	Statutory Body should be adhered to
•	BESCOM	ಮು.ಇಂ(ವಿ)/ಬೆಂಉವ/ಅಇಂ(ವಿ)/ಸಕಾನಿಇಂ(ವಿ)-2/19-20/3556-59,	
		dated: 19-11-2019	

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : Sobha Limited

Sarjapur-Marthahalli Outer Ring Road (ORR) Devarabisanahalli, Bellandur Post Bangalore – 560 103 Ht. Oleverderey_

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Vinita Agast BCC/BL-3.6/A-1534/2006-07 No:4, Neeladri Plaza,4th floor, Raja Ram Mohan Roy Road, Richmond circle ,Bangalore.

Linite of post . PROJECT TITLE PROPOSED RESIDENTIAL APARTMENT@ BBMP Katha NO. 589, Sy. Nos. 107(P), 115/2, 115/3, 115/4, 115/5, 116/3, @Nagondanahalli Village and Sy. Nos. 30/1,30/6(P) @ Hagadur Village, K R Puram Hobli,Bangalore East Taluk,WARD No.84,MAHADEVAPURA ZONE.

DRAWING TITLE : SITE PLAN

SHEET NO: 1