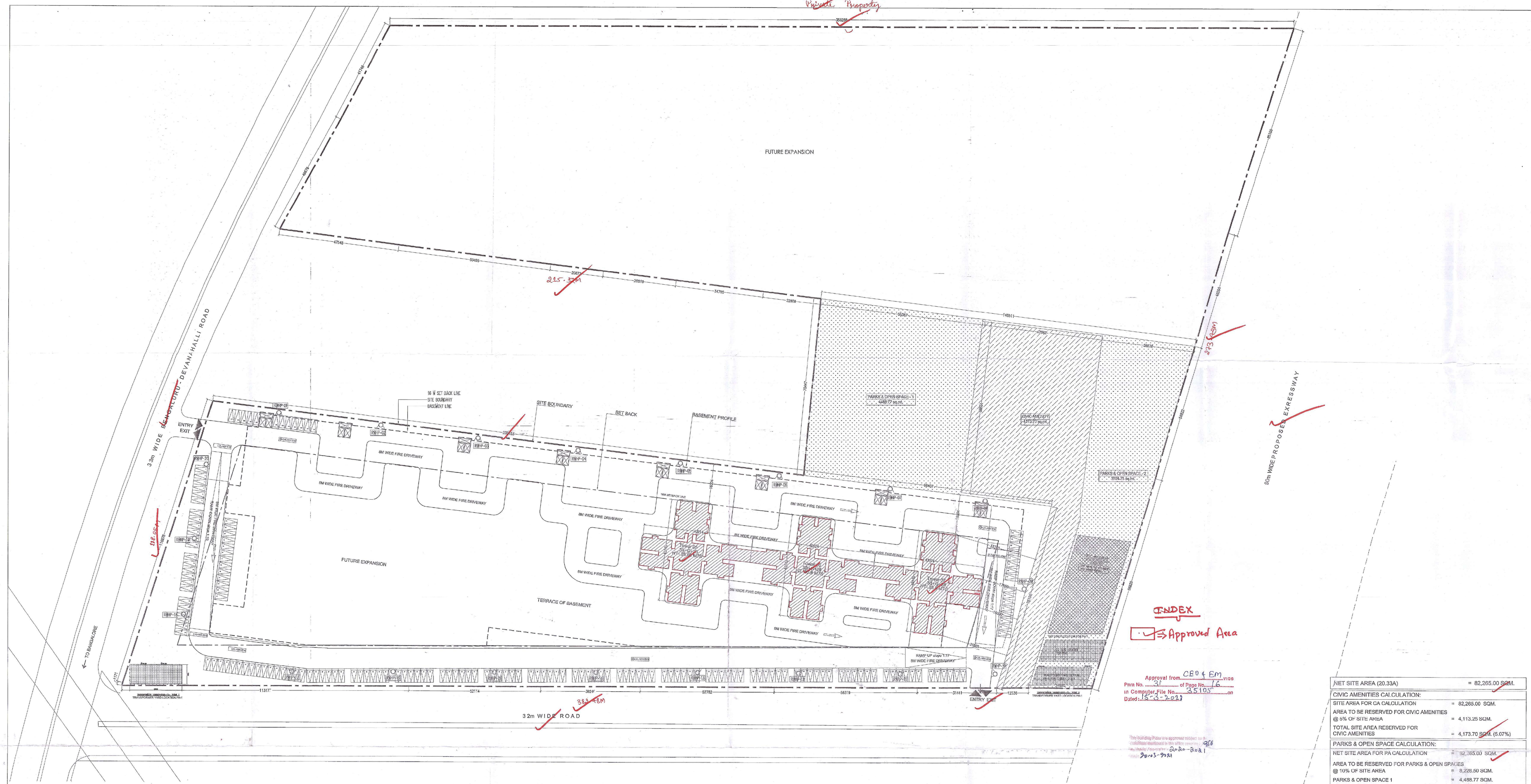

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Approved Area

Approval from CEO & EM
Plan No. 31 of Page No. 16
in Computer File No. 35105 on
Dated: 15-3-2021

The building Plans are approved subject to the conditions mentioned in the office memorandum vide reference No. 9/2020-2021 dated 30-03-2021

IADB DO & EE-3/Plot No. R-10 Hardware Sector 20.30.21
The Karnataka Industrial Areas Development Board
BANGALORE - 560 001
LICENSE IN GRANTED AS PER PLAN
VALID UPTO 26-01-2026
30/3/2021
Development Officer & Executive Engineer

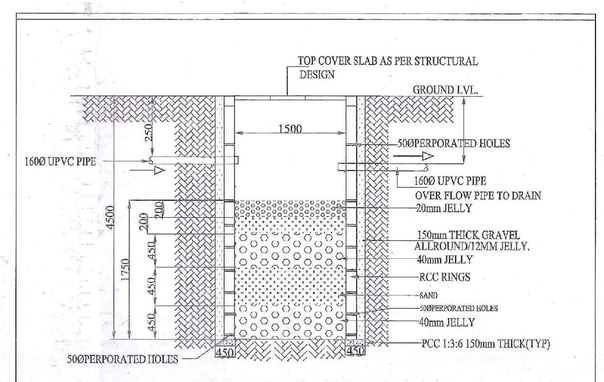
Assistant Engineer
KIADB, Bangalura.

BASEMENT (TOWER1 -7)									
FLOORS	Built-up area			Deductions for FAR					Net FAR area in Sq.Mt.
	Gross area in Sq.Mt.	Deductions for duct in Sq.Mt.	Total Built-up area in Sq.Mt.	Lifts	Staircase Room	Refuge balcony	Others	Net FAR deductions in Sq.Mt.	
BASEMENT 03	22281.38	0.00	22281.38	118.05	97.48	0.00	21645.76	21861.32	420.06
BASEMENT 02	22281.38	324.78	21956.60	118.05	97.48	0.00	21384.73	21600.26	356.34
BASEMENT 01	21764.48	384.27	21380.21	118.05	97.48	0.00	20599.08	20814.61	565.57
TOTAL	66327.24	709.05	65618.20	354.23	292.45	0.00	63629.57	64276.20	1341.97

TOWER 05									
FLOORS	Built-up area			Deductions for FAR					Net FAR area in Sq.Mt.
	Gross area in Sq.Mt.	Deductions for duct in Sq.Mt.	Total Built-up area in Sq.Mt.	Lifts	Staircase Room	Refuge balcony	Others	Net FAR deductions in Sq.Mt.	
GROUND FLOOR	715.33	21.83	691.59	17.57	28.41	0.00	21.74	67.72	623.87
LEVEL 1	715.33	21.83	693.50	17.57	28.41	0.00	0.00	45.99	647.51
LEVEL 2	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
LEVEL 3	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 4	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
LEVEL 5	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 6	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
LEVEL 7	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 8	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
LEVEL 9	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 10	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
LEVEL 11	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 12	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
LEVEL 13	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 14	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
LEVEL 15	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 16	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
LEVEL 17	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 18	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
LEVEL 19	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 20	745.33	25.53	714.77	17.57	28.41	0.00	45.94	91.93	622.84
LEVEL 21	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 22	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
LEVEL 23	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 24	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
LEVEL 25	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 26	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
LEVEL 27	715.33	21.83	693.86	17.57	28.41	0.00	0.00	45.99	647.87
LEVEL 28	715.33	21.83	694.01	17.57	28.41	0.00	0.00	45.99	648.02
TERRACE	78.33	11.87	66.42	0.00	0.00	66.42	66.42	66.42	0.00
TOTAL	20857.98	648.64	20209.05	509.59	824.01	0.00	134.10	1467.65	18741.39

TOWER 06									
FLOORS	Built-up area			Deductions for FAR					Net FAR area in Sq.Mt.
	Gross area in Sq.Mt.	Deductions for duct in Sq.Mt.	Total Built-up area in Sq.Mt.	Lifts	Staircase Room	Refuge balcony	Others	Net FAR deductions in Sq.Mt.	
GROUND	746.39	21.83	724.47	17.57	28.41	0.00	21.74	67.72	656.75
LEVEL 1	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.98
LEVEL 2	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.82
LEVEL 3	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.98
LEVEL 4	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.82
LEVEL 5	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.98
LEVEL 6	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.82
LEVEL 7	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.98
LEVEL 8	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.82
LEVEL 9	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.98
LEVEL 10	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.82
LEVEL 11	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.98
LEVEL 12	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.82
LEVEL 13	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.98
LEVEL 14	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.82
LEVEL 15	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.98
LEVEL 16	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.81
LEVEL 17	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.97
LEVEL 18	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.81
LEVEL 19	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.97
LEVEL 20	773.06	25.29	747.76	17.57	28.41	45.77	0.00	91.75	656.02
LEVEL 21	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.97
LEVEL 22	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.81
LEVEL 23	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.97
LEVEL 24	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.81
LEVEL 25	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.97
LEVEL 26	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.81
LEVEL 27	748.06	21.83	726.95	17.57	28.41	0.00	0.00	45.98	680.97
LEVEL 28	748.62	21.83	726.79	17.57	28.41	0.00	0.00	45.98	680.81
TERRACE	78.33	11.87	66.42	0.00	0.00	66.42	66.42	66.42	0.00
TOTAL	21812.65	648.40	21164.25	509.50	824.01	45.77	88.16	1467.34	19696.92

TOWER 07									
FLOORS	Built-up area			Deductions for FAR					Net FAR area in Sq.Mt.
	Gross area in Sq.Mt.	Deductions for duct in Sq.Mt.	Total Built-up area in Sq.Mt.	Lifts	Staircase Room	Refuge balcony	Others	Net FAR deductions in Sq.Mt.	
GROUND FLOOR	713.49	21.83	691.66	17.57	28.41	0.00	21.74	67.72	623.94
LEVEL 1	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 2	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
LEVEL 3	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 4	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
LEVEL 5	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 6	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
LEVEL 7	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 8	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
LEVEL 9	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 10	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
LEVEL 11	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 12	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
LEVEL 13	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 14	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
LEVEL 15	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 16	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
LEVEL 17	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 18	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
LEVEL 19	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 20	740.28	25.29	714.98	17.57	28.41	46.49	0.00	92.47	622.51
LEVEL 21	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 22	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
LEVEL 23	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 24	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
LEVEL 25	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 26	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
LEVEL 27	715.28	21.83	693.45	17.57	28.41	0.00	0.00	45.99	647.46
LEVEL 28	715.81	21.83	693.98	17.57	28.41	0.00	0.00	45.99	647.99
TERRACE	78.28	11.87	66.42	0.00	0.00	66.42	66.42	66.42	0.00
TOTAL	20851.50	648.40	20203.10	509.53	824.01	46.49	88.16	1468.19	19734.91



RAIN WATER HARVESTING PIT DETAILS

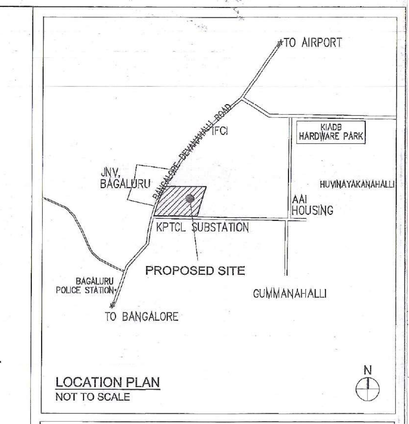
UNIT TYPE	BUA	BUA (CARPET AREA)	NO. OF UNITS	PERCENTAGE	
1 BHK	35.50	27.48	110	11%	LIG
1 BHK TYP2 GEN	36.40	28.18	100		
1 BHK TYP2 GEN	36.40	28.18	100		
1 BHK TYP2 SER	36.40	28.18	96		
1 BHK TYP2 SER	36.40	28.18	96	32%	
2 BHK TYP1 GEN	54.69	42.34	100		
2 BHK TYP1 GEN	54.69	42.34	100		
2 BHK TYP1 SER	54.69	42.34	96		
2 BHK TYP1 SER	54.69	42.34	96	39%	
3 BHK TYP1 GEN	75.42	58.39	50		
3 BHK TYP1 GEN	75.42	58.39	50	18%	MIG
3 BHK TYP1 SER	75.42	58.39	48		
3 BHK TYP1 SER	75.42	58.39	48		
TOTAL			1040	100%	

HEIGHT OF BUILDING - 85.65m
SETBACK REQUIRED - 16M
SETBACK PROVIDED - 16M

APARTMENT STATEMENT

BUILDING NAME	NO. OF FLOORS	TOTAL NO.OF UNITS
TOWER 05	29	259
TOWER 06	29	288
TOWER 07	29	259
TOTAL		806

NET SITE AREA (20.33A)	= 82,265.00 SQM.
CIVIC AMENITIES CALCULATION:	
SITE AREA FOR CA CALCULATION	= 82,265.00 SQM.
AREA TO BE RESERVED FOR CIVIC AMENITIES @ 5% OF SITE AREA	= 4,113.25 SQM.
TOTAL SITE AREA RESERVED FOR CIVIC AMENITIES	= 4,173.70 SQM. (5.07%)
PARKS & OPEN SPACE CALCULATION:	
NET SITE AREA FOR PA CALCULATION	= 82,265.00 SQM.
AREA TO BE RESERVED FOR PARKS & OPEN SPACES @ 10% OF SITE AREA	= 8,226.50 SQM.
PARKS & OPEN SPACE 1	= 4,488.77 SQM.
PARKS & OPEN SPACE 2	= 3,894.75 SQM.
TOTAL SITE AREA RESERVED FOR PARKS & OPEN SPACES	= 8,383.52 SQM. (10.19%)
FAR STATEMENT :	
SITE AREA FOR FAR CALCULATION	= SITE AREA - AREA RESERVED FOR CA = 82,265 - 4,173.70 = 78,091.3 SQM.
PERMISSIBLE FAR	= 3.25
PERMISSIBLE FAR AREA	= 2,53,796.72 SQM.
TOTAL PROPOSED FAR AREA (Ph I)	= 1,32,428.83 SQM.
PROPOSED FAR :- TOTAL FAR AREA / SITE AREA = 58,522.95 / 78,091.3	= 0.749
PROPOSED FAR ----------	= 0.749
GROUND COVERAGE STATEMENT :	
SITE AREA FOR GROUND COVERAGE	= NET SITE AREA - AREA RESERVED FOR CA = 82,265 - 4,173.70 = 78,091.3 SQM.
PERMISSIBLE GROUND COVERAGE	= 50%
PERMISSIBLE COVERAGE AREA	= 39,045.65 SQM.
GROUND COVERAGE AREA PROPOSED	= 2,170.217 SQM.
PROPOSED COVERAGE = COVERAGE AREA / SITE AREA X 100 = 2170.217 / 78,091.3 X 100	
PROPOSED GROUND COVERAGE	= 2.8 %
PARKING STATEMENT :	
NUMBER OF UNITS UPTO 50 SQM. OF AREA	: 110
NO. OF CARPARKS REQUIRED @ 1 PER 2 UNITS	: 55
NUMBER OF UNITS ABOVE 50 SQM. & UPTO 224 SQM. OF AREA	: 696
NO. OF CARPARKS REQUIRED @ 1 PER 1 UNIT	: 696
TOTAL NO. OF CARPARKS REQUIRED	: 751
NO. OF VISITORS CARPARKS REQUIRED @ 10%	: 76
TOTAL CAR PARKS REQUIRED	827
NO. OF CARPARKS PROVIDED AT BASEMENT 03	: 598
NO. OF CARPARKS PROVIDED AT BASEMENT 02	: 561
NO. OF CARPARKS PROVIDED AT BASEMENT 01	: 575
NO. OF CARPARKS PROVIDED ON SURFACE	: 171
TOTAL CAR PARKS PROVIDED	1875



LOCATION PLAN
NOT TO SCALE

SANCTION DRAWING

NOTE :
ALL DIMENSIONS ARE IN METERS

ORIENTATION : N

SHEET NO : 01

LESSEE SIGNATURE :

For Universal Metro Properties LLP
Authorized signatory

PLANNER / ENGINEER SIGNATURE :

LAKSHMANA.S
BCC/BL/3.6/E-3682/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL (AFFORDABLE HOUSING PROJECT) DEVELOPMENT AT PLOT NO. R-10, HITECH, DEFENSE & AEROSPACE PARK (HARDWARE HOUSING SECTOR) (KIADB), BAGALUR VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK

DEVELOPER :
GODREJ PROPERTIES

PROJECT CONSULTANTS :
RSP Design Consultants (India) Pvt Ltd.
RSP HOUSE, # 30, MUSEUM ROAD, BANGALORE - 560001
25598868 FAX : 25598818

SUBJECT OF DRAWING :
SITE PLAN

FILENAME : P:\20018\Statutory dwg
SCALE : 1:500 | DATE : 26.02.2021
DEALT : LC | CHECKED : DV
JOB NO : 20018 | DRAWING NO : SD-001