AREA STATEMENT - AS PER RMP 2015

SITE AREA	67488.073 sqm (726435.6 sqft)
ROAD WIDENING AREA	1849.25 sqm
NET SITE AREA AFTER ROAD WIDENING AREA	65638.823 sqm
CIVIC AMENITIES 5 %	3281.94 sqm
CIVIC AMENITIES PROVIDED CA - 1	1134.52 sqm
CIVIC AMENITIES PROVIDED CA - 2	2152.48 sqm
TOTAL CIVIC AMENITIES PROVIDED	3287.00 sqm
PARK / OPEN SPACE 10%	6563.882 sqm
PARK & OPEN SPACES PROVIDED	6754.82 sqm
NET SITE AREA(AFTER DEDUCTING CA)- A	62351.82 sqm
SITE AREA CALCULATION FOR FAR : 95% (SITE AREA - CA AREA)	64,201.073 sqm
PERMISSIBLE F.A.R. AREA	3.00 = 1,92,603.21 sqm
PERMISSIBLE F.A.R. WITH TDR	4.80 = 3,08,165.150 sqm
PROPOSED F.A.R. WITH TDR LOADING	3.79 = 2,43,552.55 sqm
PERMISSIBLE GROUND COVERAGE AFTER ROAD WIDENING AREA	50% = 31,175.91 sqm
PROPOSED GROUND COVERAGE	18.39% = 11,466.04 sqm
TOTAL NUMBER OF UNITS	851 Nos.
CAR PARK REQUIRED	1510 Nos.
TOTAL NO. OF CAR PARK PROVIDED	2135 Nos.
SURFACE PARKING	30 Nos.
BASEMENT PARKING	2105 Nos.
TOTAL	2135 Nos.
PERMISSIBLE HEIGHT OF THE BUILDING	140 Mts
PROPOSED MAX HEIGHT OF THE BUILDING	108 Mts
ALL ROUND SETBACK PROVIDED	16 Mts

BLOCK DETAILS

BLOCKS	NO. OF UNITS	NO. OF FLOORS	HT OF BUILDING
1. BLOCK -1	112	3B+G+30	99.50 Mts
2. BLOCK -1A	58	4B+G+15	52.25 Mts
3. BLOCK -1B	3	3B+G	5.00 Mts
4. BLOCK -1C	4	3B+G	5.00 Mts
5. BLOCK -2	197	3B+G+30	108.00 Mts
6. BLOCK - 3	94	3B+G+29	96.35 Mts
7. BLOCK - 3A	89	3B+G+29	96.35 Mts
8. BLOCK - 3B	94	2B+G+29	96.35 Mts
9. BLOCK - 3C	88	2B+G+29	96.35 Mts
10. BLOCK - 3D	103	2B+G+29	96.35 Mts
11. CLUB HOUSE	--	2B+G+1	14.90 Mts
12.GUEST ROOM BLOCK	9	G+1.	7.20 Mts
	851 units		

PARKING STATEMENT

Total Nos.of Residential Units = 851 Nos

Total Nos.of Residential Units lessthan 50sqm = 9 nos.

@ 1 car / 2 unit, cars required = 9 x 0.5 = 4.5 cars

Total Nos.of Residential Units over 50 sqm & less than 224 sqm = 542 nos.

@ 1 cars / 1 unit, cars required = 542 x 1 = 542 cars

Total Nos.of Residential Units over 225sqm & less than 298 sqm = 213 nos.

@ 2 cars / 1 unit, cars required = 213 x 2 = 426 cars

Total Nos.of Residential Units over 375 sqm & less than 440 sqm = 6 nos.

@ 3 cars / 1 unit, cars required = 6 x 4 = 24 cars

Total Nos.of Residential Units over 375 sqm & less than 440 sqm = 29 nos.

@ 5 cars / 1 unit, cars required = 29 x 4 = 116 cars

Total Nos.of Residential Units over 450sqm & less than 524 sqm = 17 nos.

@ 5 cars / 1 unit, cars required = 17 x 5 = 85 cars

Total Nos.of Residential Units over 525 sqm & less than 599 sqm = 29 nos.

@ 5 cars / 1 unit, cars required = 29 x 5 = 145 cars

Total Nos.of Residential Units over 825 sqm & less than 899 sqm = 6 nos.

@ 5 cars / 1 unit, cars required = 6 x 5 = 30 cars

Total Car required = 4.5 +542+426+24+116+85+145+30 cars = 1372.5 cars

10% visitors parking = 1372.5 / 10 = 137.25 cars

Total Car required = 1372.5 + 137.25 = 1509.75 Cars Say 1510 cars

TOTAL CAR PARKS PROPOSED	
BLOCK 1 (OC Received) ,1A,1B &1C	
Basement 1	106 nos
Basement 2	205 nos
Basement 3	201 nos
Basement 4	87 nos
Surface	8 nos
TOTAL	609 nos
BLOCK 2 (as per OC Received)	
Basement 1	204 nos
Basement 2	223 nos
Basement 3	224 nos
Surface	7 nos
TOTAL	658 nos
BLOCK 3, 3A,3B,3C,&3D (as per OC Received)	
Basement 1	401 nos
Basement 2	396 nos
Basement 3	56 nos
SURFACE	15 nos
TOTAL	868 nos
TOTAL	2135 nos

FAR STATEMENT

FAR STATEMENT FOR PROPOSED DEVELOPMENT

SL NO	TYPE	NET FAR IN SQMT
1	BLOCK 1 (3B + G + 30)	23249.88
2	BLOCK 1a (4B + G + 15)	11313.68
3	BLOCK 1b (3B + G)	678.32
4	BLOCK 1c (3B + G)	784.06
5	BLOCK 1 – BASEMENTS	1883.12
6	BLOCK 2 (3B + G + 30)	85409.67
7	BLOCK 2 – BASEMENTS	1669.21
8	BLOCK 3 (3B+G+29) - OC Received	22263.76
9	BLOCK 3a (3B+G+29) - OC Received	22454.84
10	BLOCK 3b (2B+G+29) - OC Received	22236.68
11	BLOCK 3c (2B+G+29) - OC Received	22507.74
12	BLOCK 3d (2B+G+29) - OC Received	22254.17
13	BLOCK 3 – BASEMENTS - OC Received	1852.26
14	CLUBHOUSE - OC Received	4528.57
15	GUEST BLOCK	466.60
	TOTAL FAR AREA ACHIEVED	243552.55
	TOTAL FAR ACHIEVED/TOTAL SITE AREA	=243552.55/64201.073
	FAR ACHIEVED	3.79

OVERALL AREA CALCULATION

SL NO	FLOOR	GROSS AREA	DEDUCTIONS (CUTOUTS,DUCTS)	BUA IN SQMT	LIFTS	PARKING & OTHERS	TOTAL FAR DEDUCTIONS	NET FAR IN SQMT
1	BLOCK 1	24501.01	444.76	24056.20	718.08	88.29	806.37	23249.88
2	BLOCK 1a	11960.42	187.21	11773.21	381.47	78.06	459.53	11313.68
3	BLOCK 1b	710.35	9.59	700.76	22.44	0.00	22.44	678.32
4	BLOCK 1c	812.08	5.58	806.50	22.44	0.00	22.44	784.06
5	BLOCK 2	92231.03	3308.88	88922.15	2306.40	606.88	3512.48	85409.67
6	BLOCK 3	23566.11	541.62	23024.49	673.20	87.53	760.73	22263.76
7	BLOCK 3a	23903.17	670.0	23233.15	673.20	105.11	778.31	22454.84
8	BLOCK 3b	23541.84	544.43	22997.41	672.96	87.53	760.73	22236.68
9	BLOCK 3c	23870.38	584.33	23286.05	672.96	105.11	778.31	22507.74
10	BLOCK 3d	23473.63	458.73	23014.90	673.17	87.53	760.73	22254.17
11	CLUBHOUSE	5080.48	513.48	4567.00	17.60	20.83	0.00	4528.57
12	GUEST BLOCK	469.98	3.38	466.60	0.00	0.00	0.00	466.60
13	BASEMENT BLOCK 1 TO 1C	36579.81	911.010	35668.797	179.52	33606.18	33785.66	1883.12
14	BASEMENT BLOCK 2	29647.71	533.56	29114.15	148.80	27296.14	27444.94	1669.21
15	BASEMENT BLOCK 3 TO 3d	41636.99	0.000	41636.990	0	39784.73	39784.73	1852.26
	TOTAL AREA	361984.98	8716.56	353268.35	7162.84	102037.91	109677.42	243552.55

GROUND COVERAGE

GROUND COVERAGE CALCULATION

1	BLOCK 1	704.47
2	BLOCK 1a	707.60
3	BLOCK 1b	710.35
4	BLOCK 1c	812.08
5	BLOCK 2	3261.50
6	BLOCK 3	2250.37
7	BLOCK 3a	
8	BLOCK 3b	
9	BLOCK 3c	
10	BLOCK 3d	1461.39
11	CLUBHOUSE	1281.37
12	GUEST BLOCK	257.03
	Total	11466.04

BLOCK 1

BLOCK 1A

BLOCK 1B

BLOCK 1C

BASEMENT 1 TO 1C

GUEST BLOCK

BLOCK 2

BLOCK 3

BLOCK 3A

BLOCK 3B

BLOCK 3C

BLOCK 3D

BASEMENT BLOCK 3 TO 3D

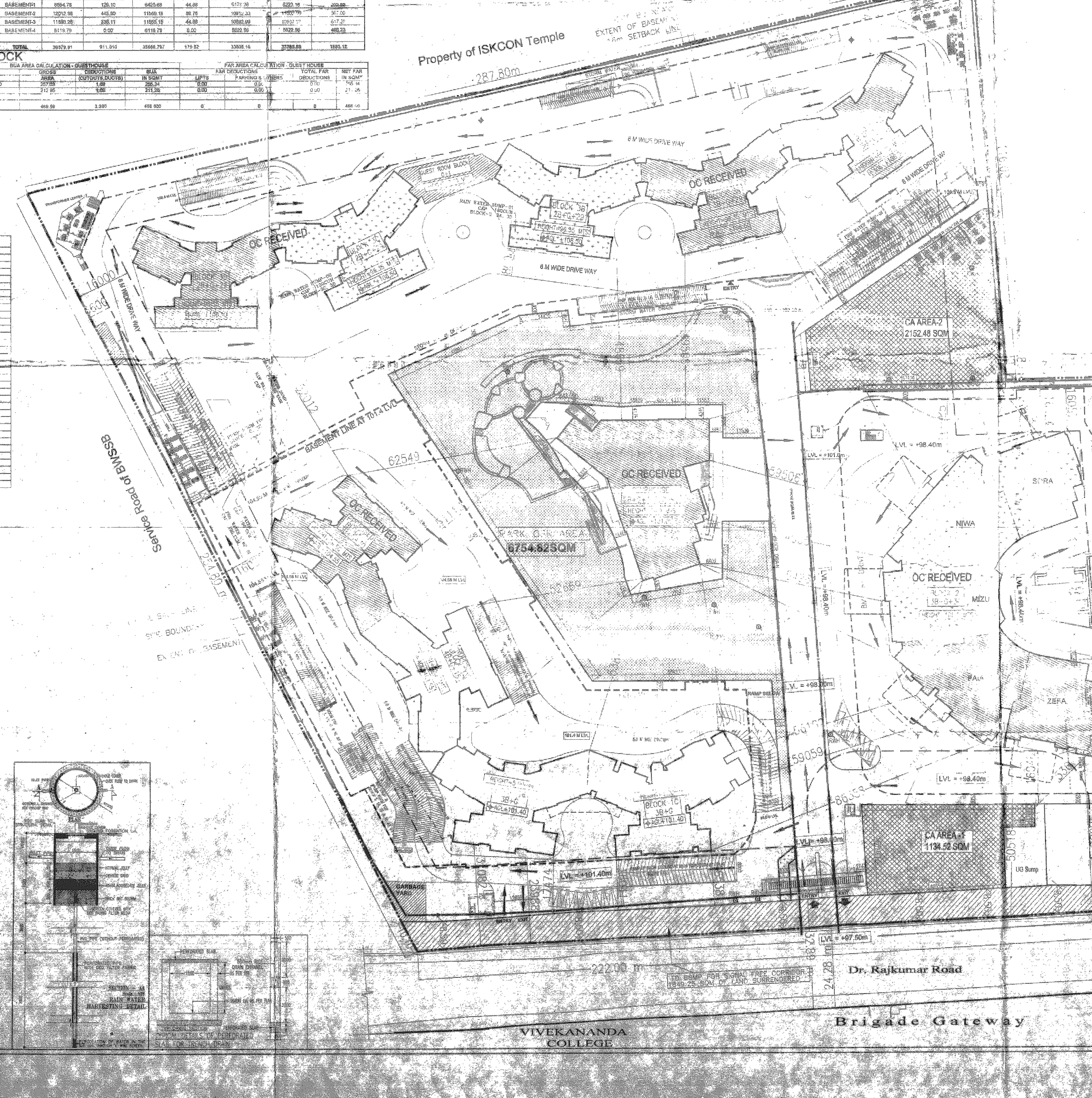
CLUB HOUSE

List of Utilization Certificates issued from SDA.

Sl.No.	DRC/Utilization Certificates	Folio No.	Measurement in Sq.mtrs	Date
1.	2949	98	1980.10	[illegible].2018
2.	3130	105	10.50	[illegible] 2018
3.	3100	112	401	[illegible] 2018
4.	2969	99	6.26	03.02.2018
5.	3443	138	275.7	09.02.2018
6.	2974	99	13.5	09.0 [illegible] 2018
7.	3117	105	27.9	04.09.2018
8.	3147	106	[illegible]	04.09.2018
9.	3314	113	[illegible]	19.09.2018
10.	3315	113	[illegible].20	19.09.2018
11.	3343	114	[illegible].27	[illegible]
12	3380	116	[illegible]	[illegible]
13.	3381	116	[illegible].72	[illegible]
14.	3390	116	[illegible].9	[illegible]
15	3662	127	[illegible].8	[illegible]
16.	27	1	[illegible].51	[illegible]
17.	26	1	[illegible].39	[illegible]
18.	1764	51	[illegible]	[illegible]
	Total		[illegible].36	

SCHEDULE OF PROPERTY

EAST BY	Dr. Rajkumar Road
WEST BY	Property of ISKCON Temple
NORTH BY	Property No 133 of Karnataka State Construction Corporation
SOUTH BY	Service Road to Reservoir of Bangalore Water Supply & Sewerage Board



BBMP / Addl.Dir / JD (SOUTH) / LP/0020/12-13

Conditions:

1. Sanction is accorded for Alteration to the Existing Residential Apartment Building as detailed below
   - Conversion of Big Single unit situated on western side to two units in 1st & 2nd floor of Block – 1.
   - Conversion of 2 big units situated on northern side to 4 units in 1st, Typical 2nd, 18th and 26th floor, Typical, 3rd, 9th, 19th, 21st, 25th & 27th floors, Typical 6th, 10th, 14th & 22nd Floor, Typical 4, 12th, 16th, & 28th, Typical 8th, 20th, & 24th, Typical 5th, 7th, 11th, 13th 15th 17th & 23rd and 29th floors of Block 2 (Faia & Zefa/Wing-D& E)
   - Part units in Ground Floor converted to Amenities of Block 2.
   - Conversion of 2 units each situated on northern & southern side to allied uses of Amenities in 30th floor of Block -2.
   - Conversion of Big Single unit situated on eastern side to 2 units in 2nd & 27th floor of Block – 3.
   - Conversion of Big Single unit situated on eastern side to 2 units in Typical 25th, 27th and 28th floors of Block- 3A.
   - Conversion of Big Single unit situated on eastern side to 2 units in 2nd and 26th floors of Block-3D.
2. Sanction accorded for Alteration is for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor areas reserved for car parking 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 and 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 construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per KEPC (Es & D) code leaving 3.00mts from the building within the premises.
11. 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. 25.
12. 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
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. 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
16. If 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.
17. 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)
18. The building shall be constructed under the supervision of a registered structural engineer.
19. Construction or reconstruction of the building shall start within two years and the [illegible] before the expiry of five years from the date of issue of license & [illegible] to occupy the building after its completion.
20. The Previously issued OC dated 11.08.2016, 18.06.2017, 31.10.2017 & 21.03.2019 shall remain applicable except alteration portion.
21. The Alteration portion should not be occupied without obtaining "Modified Occupancy Certificate" from the competent authority
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided should be 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).
24. The building shall be designed and constructed adopting the norms prescribed in National [illegible] in the "Criteria for earthquake resistant design of [illegible] by the Bureau of Indian Standards [illegible] earthquake
25. The applicant [illegible] for the building.
26. Facilities for physically [illegible] Bye-laws [illegible] Building bye-laws [illegible]
27. The applicant shall provide at least [illegible] toilet in the ground floor [illegible] ramp for the Physically handicapped persons together with [illegible]
28. The Modified Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 22, 23, 24& 25 are provided in the building.
29. 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 10.00 PM to avoid hindrance during late hours
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal in consultation with BBMP Zonal Health Officer
31. Sufficient two wheeler parking shall be provided as per requirement
32. 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.
33. The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department with due inspection 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 the high rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire 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.
35. The owner / Association of high rise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
36. The Owner / Association of the high rise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect/ Engineer / Supervisor the validity of every registration so granted for the above categories by the authority shall be for a period of five years and renewable thereafter every five years unless the same is cancelled by the authority
38. The application for renewal shall made to the authority one month before the date of expiry of the registration. If any owner/builder contravenes the same to the registered Architect/ Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration if the same repeated for the third time
39. As per Building Bye-law 2003 Schedule IV 8 (i) the Architect/ Engineer / Supervisor shall not materially and structurally deviate from the sanctioned plan without previous approval of authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, and Bye-laws, Zoning Regulation, Standing orders and policy orders of the corporation
40. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016
43. The Applicant / Owner / Developer shall obtain necessary CFE Addendum from KSPCB / OFC & submit the same at the time obtaining Modified OC after completion of Addition & Alteration works
44. The Applicant / Owner / Developer should abide to take all necessary measure in respect of not causing of any type of inconvenience moments to the occupants & public / visitors during carrying out the alteration works.
45. The Applicant / Owner / Developer is directly held responsible for any type of untoward incidents that may arise due to structural damages occur if any at the time of carrying out the alteration works.
46. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
47. The Applicant / Owner / Developer shall plant one tree for all sites measuring 180 Sqm upto 240 Sqm & minimum of two trees for sites measuring with more than 240 Sqm. One tree for every 240 Sq. of FAR area as part thereof in case of Apartment / group housing / [illegible] dwelling unit/development plan

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM / Hosadaadi 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 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.

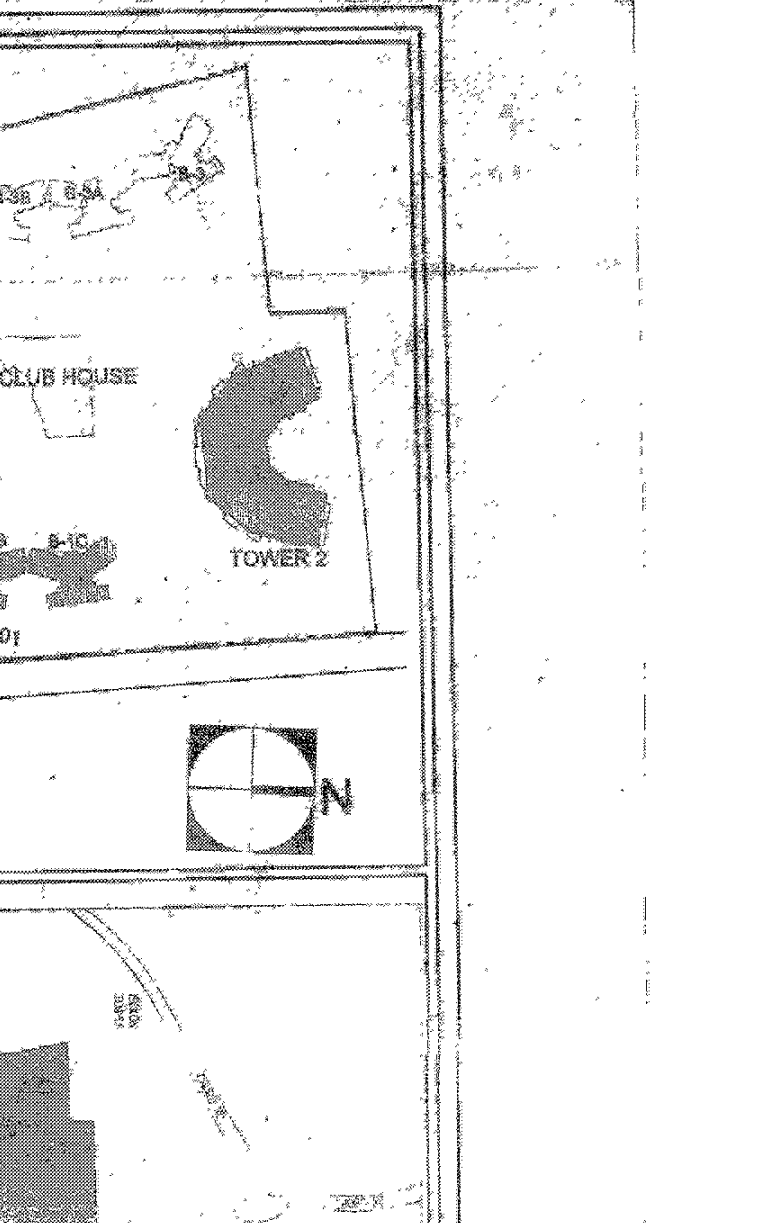
II NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC(1) 190/2011 date: 21.06.2013. GBC(1) 190/2011 date: 17.02.2014. GBC(1) 190/2011 date: 18.12.2019.	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AAI/SIA/ATM/NOC/JAKK/South/B/091314/63325/1958-60, date: 15.10.2014.	
3	KSPCB	PCB/461/CNP/09/H-1328 date: 03.01.2013 & PCB/461/CNP/09/H-2016 date: 08.05.2013	
4	BWSSB	BWSSB/CE(M)/ACE(M)-I/DCE(M)-I/TA(M)-I/1792 /2013-14 date: 31.05.2013.	
5	BESCOM	CEE/BMAZ/SEE(O)/AEE-4/F-245/2009-3001 date: 19.06.2010	
6	SEIAA	SEIAA: 229 : CON : 2012 date: 08.04.2013.	
7	BSNL	AGM(TP)/S-60/2010-11 date: 31.05.2011.	

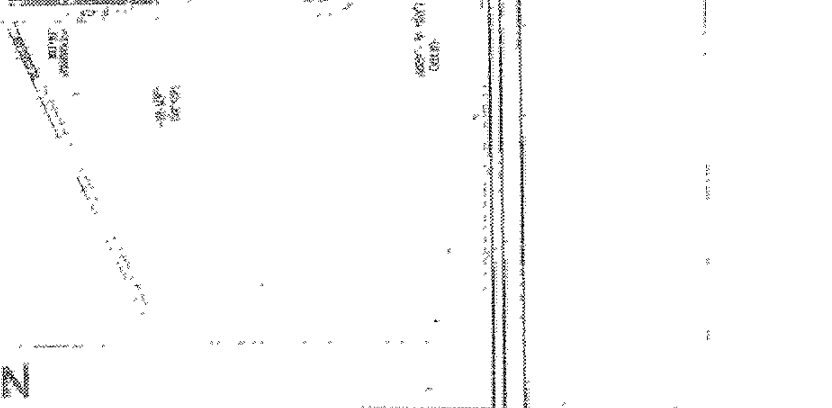
III. The Applicant has paid the vide fee Receipt No. RE-ifms624-TP/000160 dated: 21/01/2020 for the following:-

1.	Ground Rent	: 47298.00
	Total 18% GST of the Ground Rent	: 8525.00
2.	License Fee	: 44788.00
3.	Scrutiny Fees	: 24051.00
4.	Betterment Fees	
	a) For Site (OP Approved)	
	b) For Building	: 1032.00
5.	Security Deposit	: 3907865.00
6.	Plan Copies	: 172000.00
7.	1% service charges on Labour cess to be paid to BBMP	: 939.00
	TOTAL	: 44,82,161.00
		SAY Rs. 44,83,000/-

IV. Labour Cess Rs.93,900/- Receipt No: HO/[illegible]/2019 dated: 17.01.2020. UTR No: [illegible]



KEY PLAN



LOCATION PLAN

LEGEND

BASEMENT EXTENT LINE

16m SETBACK LINE

BUILDING LINE

PARK AND OPEN SPACE

OC RECEIVED

PROPOSED ADDITION & ALTERATION

ನಕಲು ಪ್ರತಿ:

Addition and Alteration Plan Approval

ಸಂ. ಮಂಜೂರಾತಿ ... ದಿನಾಂಕ 18/12/2019 ... ಅ.ನಿ./ಜಂ.ನಿ. ಕಟ್ಟಡ ಪರವಾನಗಿ 30/2012-13 ದಿನಾಂಕ 01/02/2020

ಕಟ್ಟಡದ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ... ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ 01/02/2020 ರಿಂದ 31/01/2022 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಇರುತ್ತದೆ.

(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

1/2/2020

ಜಂಟಿ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನೆ (ದಕ್ಷಿಣ)

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

1/2/2020. ಬೆಂಗಳೂರು

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION	SHEET NO : 01

OWNER'S SIGNATURE

FOR: PALLADIUM CONSTRUCTIONS PVT LTD,

ENGINEER'S SIGNATURE :

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

CLIENTS:
PALLADIUM CONSTRUCTION PVT LTD,
NO.1 , INDUSTRIAL SUBURB, WARD NO 67, NAGAPURA
OPP. VIVEKANANDA COLLEGE, DR.RAJKUMAR ROAD
RAJAJINAGAR, BANGALORE- 560010

PROJECT TITLE :
ADDITION & ALTERATION FOR
RESIDENTIAL DEVELOPMENT
PROPERTY ID.NO- 14-1-1
NO.1 , INDUSTRIAL SUBURB, WARD NO 67
NAGAPURA , OPP VIVEKANANDA COLLEGE ,
DR.RAJKUMAR ROAD
RAJAJINAGAR, BANGALORE- 560010

PROJECT CONSULTANTS :
RSP Design Consultants (India) Pvt Ltd
RSP House, 30 Museum Road,
Bangalore - 560 001. Tel: 25596868 Fax: 25596818

SUBJECT OF DRAWING :

SITE PLAN

SCALE : 1:500	DATE : 26.09.2019
DRAWN	CHECKED