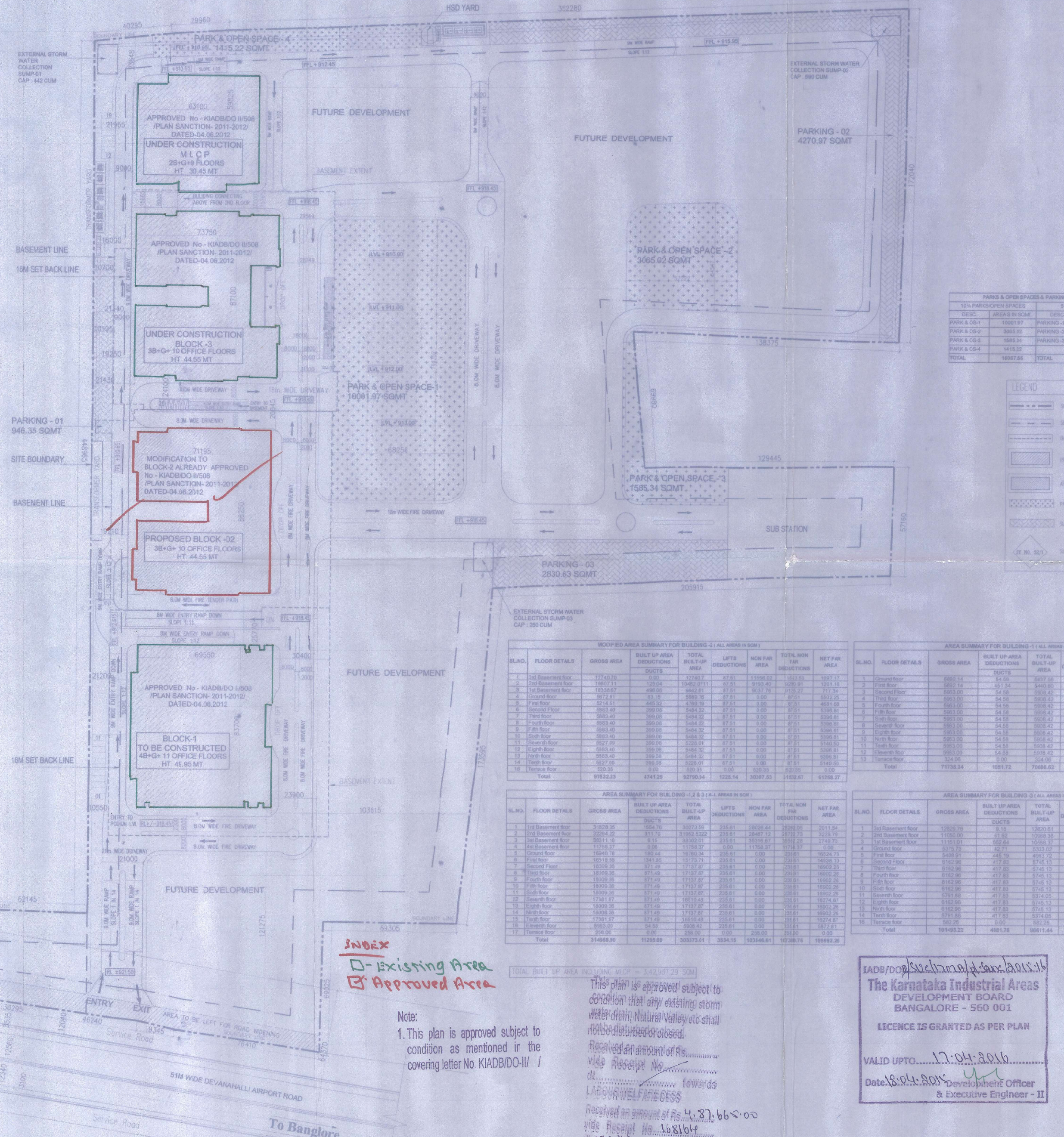


INDEX
☐ - Existing Area
☑ - Approved Area

Note:
1. This plan is approved subject to condition as mentioned in the covering letter No. KIADB/DO-II/ /

This plan is approved subject to condition that any existing storm water drain, Natural Valley etc shall not be disturbed or closed.
Received an amount of Rs.......... vide Receipt No.......... dt.......... towards LABOUR WELFARE CESS
Received an amount of Rs. 4,87,665.00 vide Receipt No. 1681164 dt 19.6.14 towards BUILDING PLAN APPROVAL FEE.

IADB/DO/SUC/17028/pl-sanc/2015-16
The Karnataka Industrial Areas
DEVELOPMENT BOARD
BANGALORE - 560 001
LICENCE IS GRANTED AS PER PLAN
VALID UPTO 17:04:2016
Date 18:04:2015
Development Officer
& Executive Engineer - II

TOTAL BUILT UP AREA INCLUDING MLCP = 3,42,937.29 SQM

DETAILS OF NOC'S/ CLEARANCES SECURED FOR PHASE - I

Agency	Description	Approval Details	Date of Approval
Bharat Sanchar Nigam Ltd. (BSNL)	Clearance for Micrawave	No. DE(S)/S-6/II/2007-08/28	19/10/07
Bangalore Water Supply and Sewerage Board (BWSSB)	NOC for Water and Sewerage Connection	No. BWSSB/CE(M)/ACE(M)-II /TA-8/5742/2007-08	02/01/08
Bangalore Electric Supply Company (BESCOM)	NOC for Power Supply	SEE/BCN/EEE(O)/AE/872-74	4/05/13
Indian Air Force (IAF)	Height Clearance of 66 metres	No. Air HQ/S17726/4/ ATS(PC-CCXLIX)/40/F/08-D(Air-II)	05/02/08
Karnataka State Pollution Control Board (KSPCB)	CFE as per pollution control norms	No. PCB/107/CNP/08/H-328	13/06/08
Airport Authority of India (AAI)	Height Clearance of 66 metres	No. AAI/BG/AD/NOC/0-3/ 2008/7028-30	08/02/11
State Level Environment Impact Assessment Authority, Karnataka	Environmental Clearance	SEIAA:99CON:2007	03/10/08
Fire Force and Emergency Services	Fire Safety Clearance for High Rise Buildings	GBC(1) 20/2012	13/08/2013

AREA STATEMENT (IN SQM)				
NET SITE AREA = 39.689 ACERS			160,617.00	Sqm
	%	PERMISSIBLE (IN SQMT)	%	PROPOSED (IN SQMT)
PARKS & OPEN SPACES AREA	10%	16061.7	10.03%	16067.55
SURFACE PARKING AREA	5%	8030.85	5%	8047.95
	15%		15.03%	
NET SITE AREA AVAILABLE FOR DEVELOPMENT = 160617.00-16061.70=			144,555.30	SQMTS
PERMISSIBLE FAR AREA = 144,555.30 X 3.25 =			469,804.73	SQMTS
NET FAR AREA ACHIEVED =			195,992.26	SQMTS
TOTAL FAR AREA = NET FAR AREA / NET SITE AREA =		195,992.26 / 144,555.30	1.36	SQMTS
TOTAL FAR ACHIEVED = 1.36<3.25				

PARKS & OPEN SPACES & PARKING AREAS			
10% PARKS/OPEN SPACES		5 % PARKING	
DESC.	AREA S IN SQMT	DESC.	AREA IN SQMT
PARK & OS-1	10061.97	PARKING -1	946.35
PARK & OS-2	3065.02	PARKING -2	4270.97
PARK & OS-3	1585.34	PARKING -3	2830.63
PARK & OS-4	1415.22		
TOTAL	16067.55	TOTAL	8047.95

LEGEND
SITE BOUNDARY
SET BACK LINE
BASEMENT LINE
PROPOSED MODIFIED BUILDING
APPROVED BUILDING
PARK & OPEN SPACE
SURFACE PARKING
SUBJECT NUMBER

GROUND COVERAGE AREA FOR COMMERCIAL DEVELOPMENT			
NET SITE AREA AVAILABLE FOR DEVELOPMENT =	144555.3		SQMTS
PERMISSIBLE GROUND COVERAGE = 45 %			
NET GROUND COVERAGE AREA ACHIEVED =	20392.27		SQMTS
TOTAL COVERAGE AREA = NET GROUND COVERAGE / NET SITE AREA =	20,392.27 / 144,555.30	X 100	14.11%
TOTAL GROUND COVERAGE = 14.11 < 45%			
CAR PARK REQUIRED = 3919.85 CARS	CAR PARKS PROVIDED = 3956 CARS		

PARKING REQUIREMENTS FOR BUILDING- 1, 2, 3	
NET FAR AREA OF PROPOSED DEVELOPMENT =	195,992.26 SQMTS
PARKING REQUIRED @ 1 CAR PARK FOR EVERY 50 SQMTS OF FAR AREA = 195992.26/50 = 3919.85	3,920 CARS
TOTAL NO OF CAR PARKS REQUIRED =	3920 CAR PARKS

TOTAL NO OF CAR PARKS PROVIDED IN PROPOSED DEVELOPMENT	
PARKING PROVIDED IN 4TH BASEMENT OF BUILDING 1	=330 CARS
PARKING PROVIDED IN 3RD BASEMENT OF BUILDING 1, 2 & 3= 960 CARS	
PARKING PROVIDED IN 2RD BASEMENT OF BUILDING 1, 2 & 3= 815 CARS	
PARKING PROVIDED IN 1RD BASEMENT OF BUILDING 1, 2 & 3= 860 CARS	
MLCP	
PARKING PROVIDED IN STILT -1 OF MLCP	= 33 CARS
PARKING PROVIDED IN STILT -2 OF MLCP	= 33 CARS
PARKING PROVIDED IN GROUND FLOOR OF MLCP	= 90 CARS
PARKING PROVIDED IN TYPICAL 1ST- 9TH FLOOR OF MLCP	= 810 CARS
SURFACE PARKING	= 25 CARS
TOTAL NO OF CAR PARKS PROVIDED	3956 CAR PARKS

MODIFIED AREA SUMMARY FOR BUILDING -2 (ALL AREAS IN SQM)

SL.NO.	FLOOR DETAILS	GROSS AREA	BUILT UP AREA DEDUCTIONS (DUCTS)	TOTAL BUILT-UP AREA	LIFTS DEDUCTIONS	NON FAR AREA	TOTAL NON FAR DEDUCTIONS	NET FAR AREA
1	3rd Basement floor	12740.70	0.00	12740.7	87.51	11556.02	1643.53	1097.17
2	2nd Basement floor	10607.11	125.04	10482.0711	87.51	9193.40	9280.91	1201.16
3	1st Basement floor	10338.67	496.06	9842.61	87.51	9037.76	9125.27	717.34
4	Ground floor	5872.91	83.15	5589.76	87.51	0.00	87.51	5502.25
5	First floor	5214.51	445.32	4769.19	87.51	0.00	87.51	4681.68
6	Second Floor	5883.40	399.08	5484.32	87.51	0.00	87.51	5396.81
7	Third floor	5883.40	399.08	5484.32	87.51	0.00	87.51	5396.81
8	Fourth floor	5883.40	399.08	5484.32	87.51	0.00	87.51	5396.81
9	Fifth floor	5883.40	399.08	5484.32	87.51	0.00	87.51	5396.81
10	Sixth floor	5883.40	399.08	5484.32	87.51	0.00	87.51	5396.81
11	Seventh floor	5627.09	399.08	5228.01	87.51	0.00	87.51	5140.50
12	Eighth floor	5883.40	399.08	5484.32	87.51	0.00	87.51	5396.81
13	Ninth floor	5883.40	399.08	5484.32	87.51	0.00	87.51	5396.81
14	Tenth floor	5627.09	399.08	5228.01	87.51	0.00	87.51	5140.50
16	Terrace floor	520.35	0.00	520.35	0.00	520.35	520.35	0.00
Total		97532.23	4741.29	92790.94	1225.14	30307.53	31532.67	61258.27

AREA SUMMARY FOR BUILDING -1,2 & 3 (ALL AREAS IN SQM)

SL.NO.	FLOOR DETAILS	GROSS AREA	BUILT UP AREA DEDUCTIONS (DUCTS)	TOTAL BUILT-UP AREA	LIFTS DEDUCTIONS	NON FAR AREA	TOTAL NON FAR DEDUCTIONS	NET FAR AREA
1	1rd Basement floor	31828.35	1554.76	30273.59	235.61	28026.44	28262.05	2011.54
2	2nd Basement floor	32264.22	311.70	31952.5222	235.61	28487.12	28722.73	3229.79
3	3st Basement floor	38311.16	9.15	38302.01	235.61	35316.67	35552.28	2749.73
4	4st Basement floor	11758.37	0.00	11758.37	0.00	11758.37	11758.37	0.00
5	Ground floor	16940.78	180.44	16760.34	235.61	0.00	235.61	16524.73
6	First floor	16515.56	1341.85	15173.71	235.61	0.00	235.61	14938.10
7	Second Floor	18009.36	871.49	17137.87	235.61	0.00	235.61	16902.26
8	Third floor	18009.36	871.49	17137.87	235.61	0.00	235.61	16902.26
9	Fourth floor	18009.36	871.49	17137.87	235.61	0.00	235.61	16902.26
10	Fifth floor	18009.36	871.49	17137.87	235.61	0.00	235.61	16902.26
11	Sixth floor	18009.36	871.49	17137.87	235.61	0.00	235.61	16902.26
12	Seventh floor	17381.97	871.49	16510.48	235.61	0.00	235.61	16274.87
13	Eighth floor	18009.36	871.49	17137.87	235.61	0.00	235.61	16902.26
14	Ninth floor	18009.36	871.49	17137.87	235.61	0.00	235.61	16902.26
15	Tenth floor	17381.97	871.49	16510.48	235.61	0.00	235.61	16274.87
16	Eleventh floor	5963.00	54.58	5908.42	235.61	0.00	235.61	5672.81
17	Terrace floor	258.00	0.00	258.00	0.00	258.00	258.00	0.00
Total		314668.90	11295.89	303373.01	3534.15	103846.61	107380.76	195992.26

AREA SUMMARY FOR BUILDING -1 (ALL AREAS IN SQM) (APPROVED)

SL.NO.	FLOOR DETAILS	GROSS AREA	BUILT UP AREA DEDUCTIONS (DUCTS)	TOTAL BUILT-UP AREA	LIFTS DEDUCTIONS	NON FAR AREA	TOTAL NON FAR DEDUCTIONS	NET FAR AREA
1	Ground floor	5892.14	54.58	5837.56	48	0.00	48.00	5789.56
2	First floor	5892.14	451.34	5440.80	48	0.00	48.00	5392.80
3	Second Floor	5963.00	54.58	5908.42	48	0.00	48.00	5860.42
4	Third floor	5963.00	54.58	5908.42	48	0.00	48.00	5860.42
5	Fourth floor	5963.00	54.58	5908.42	48	0.00	48.00	5860.42
6	Fifth floor	5963.00	54.58	5908.42	48	0.00	48.00	5860.42
7	Sixth floor	5963.00	54.58	5908.42	48	0.00	48.00	5860.42
8	Seventh floor	5963.00	54.58	5908.42	48	0.00	48.00	5860.42
9	Eighth floor	5963.00	54.58	5908.42	48	0.00	48.00	5860.42
10	Ninth floor	5963.00	54.58	5908.42	48	0.00	48.00	5860.42
11	Tenth floor	5963.00	54.58	5908.42	48	0.00	48.00	5860.42
12	Eleventh floor	5963.00	54.58	5908.42	48	0.00	48.00	5860.42
13	Terrace floor	324.06	0.00	324.06	0.00	324.06	324.06	0.00
Total		71738.34	1051.72	70686.62	576.00	324.06	900.06	69786.56

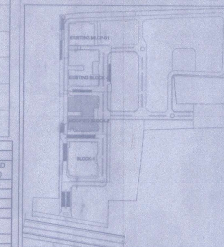
AREA SUMMARY FOR BUILDING -3 (ALL AREAS IN SQM) (APPROVED)

SL.NO.	FLOOR DETAILS	GROSS AREA	BUILT UP AREA DEDUCTIONS (DUCTS)	TOTAL BUILT-UP AREA	LIFTS DEDUCTIONS	NON FAR AREA	TOTAL NON FAR DEDUCTIONS	NET FAR AREA
1	3rd Basement floor	12829.76	9.15	12820.61	100.10	12165.12	12265.22	555.39
2	2nd Basement floor	11050.00	61.62	10988.38	100.10	10060.81	10160.91	827.47
3	1st Basement floor	11151.01	562.64	10588.37	100.10	9911.41	10011.51	576.86
4	Ground floor	5375.73	42.71	5333.02	100.10	0.00	100.10	5232.92
5	First floor	5408.91	445.19	4963.72	100.10	0.00	100.10	4863.62
6	Second Floor	6162.96	417.83	5745.13	100.10	0.00	100.10	5645.03
7	Third floor	6162.96	417.83	5745.13	100.10	0.00	100.10	5645.03
8	Fourth floor	6162.96	417.83	5745.13	100.10	0.00	100.10	5645.03
9	Fifth floor	6162.96	417.83	5745.13	100.10	0.00	100.10	5645.03
10	Sixth floor	6162.96	417.83	5745.13	100.10	0.00	100.10	5645.03
11	Seventh floor	5791.88	417.83	5374.05	100.10	0.00	100.10	5273.95
12	Eighth floor	6162.96	417.83	5745.13	100.10	0.00	100.10	5645.03
13	Ninth floor	6162.96	417.83	5745.13	100.10	0.00	100.10	5645.03
14	Tenth floor	5791.88	417.83	5374.05	100.10	0.00	100.10	5273.95
16	Terrace floor	582.25	0.00	582.25	100.10	482.15	582.25	0.00
Total		101493.22	4881.78	96611.44	1501.50	32619.49	34120.99	62119.37

AREA SUMMARY - MLCP-01 (ALL AREAS IN SQM) (APPROVED)

SL.NO.	FLOOR DETAILS	GROSS AREA	DEDUCTIONS	TOTAL BUILT-UP AREA
1	2nd Basement floor	3640.42	1816.22	1824.20
2	1st Basement floor	3641.95	1794.44	1847.51
3	Ground floor	3451.49	52.30	3399.19
4	First floor	3451.49	52.30	3399.19
5	Second Floor	3451.49	52.30	3399.19
6	Third floor	3451.49	52.30	3399.19
7	Fourth floor	3451.49	52.30	3399.19
8	Fifth floor	3451.49	52.30	3399.19
9	Sixth floor	3451.49	52.30	3399.19
10	Seventh floor	3451.49	52.30	3399.19
11	Eighth floor	3451.49	52.30	3399.19
12	Ninth floor	3451.49	52.30	3399.19
13	Terrace floor	85.02	0.00	85.02
	Total	41882.29	2317.44	39564.28

SITE AREA = 1,60,617.00 SQM
FAR AREA ACHIEVED = 195992.26 SQM
FAR ACHIEVED = 1.360%
GROUND COVERAGE AREA ACHIEVED=20392.27 SQM
GROUND COVERAGE ACHIEVED = 14.11%
TOTAL NO OF BUILDINGS = 4 (3 OFFICE +1 MLCP)
CAR PARK PROVIDED = 3956 NOS



KEY PLAN
NOT TO SCALE

SANCTION DRAWING

NOTE :
ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION : | SHEET NO :
1 OF 12

OWNER'S SIGNATURE :
For GULF OIL CORPORATION LTD.
R.THIRUMANAN
Senior General Manager
Hinduja Realty Ventures Ltd.
BPOA Holder for Gulf Oil Corporation Ltd
Authorised Signatory

ENGINEER'S SIGNATURE
RAJESH KUMAR. N
BCC/BL/3.6/E:3378:09-10

PROJECT TITLE :
MODIFIED SANCTION PLAN FOR BLOCK-2 FOR THE PROPOSED SOFTWARE TECHPARK/ HOTEL/ MALL BLDG
AT SITE SURVEY OF SY NO.155,159,164,165,166 AND 167 OF KATTIGENAHALLI VILLAGE, JALA HOBLI BANGALORE NORTH TALUK.

PROJECT CONSULTANTS:
RSP Design Consultants (India) Pvt Ltd
RSP House, 30 Museum Road, Bangalore - 560 001 Tel: 25596868 Fax: 25596816

SIGNATURES :

PROJECT LEAD		PROJECT CO-ORDINATOR	
Rajan		Ramprasad	

SUBJECT OF DRAWING :
SITE PLAN

FILENAME:07117_\04. STATUTORY DRGS\04.05 KIADB	
SCALE : 1:1000	DATE : 27-05-2014
DEALT : Shubhangi	CHECKED : RamPrasad
JOB NO : 14753	DRAWING NO : SD -101