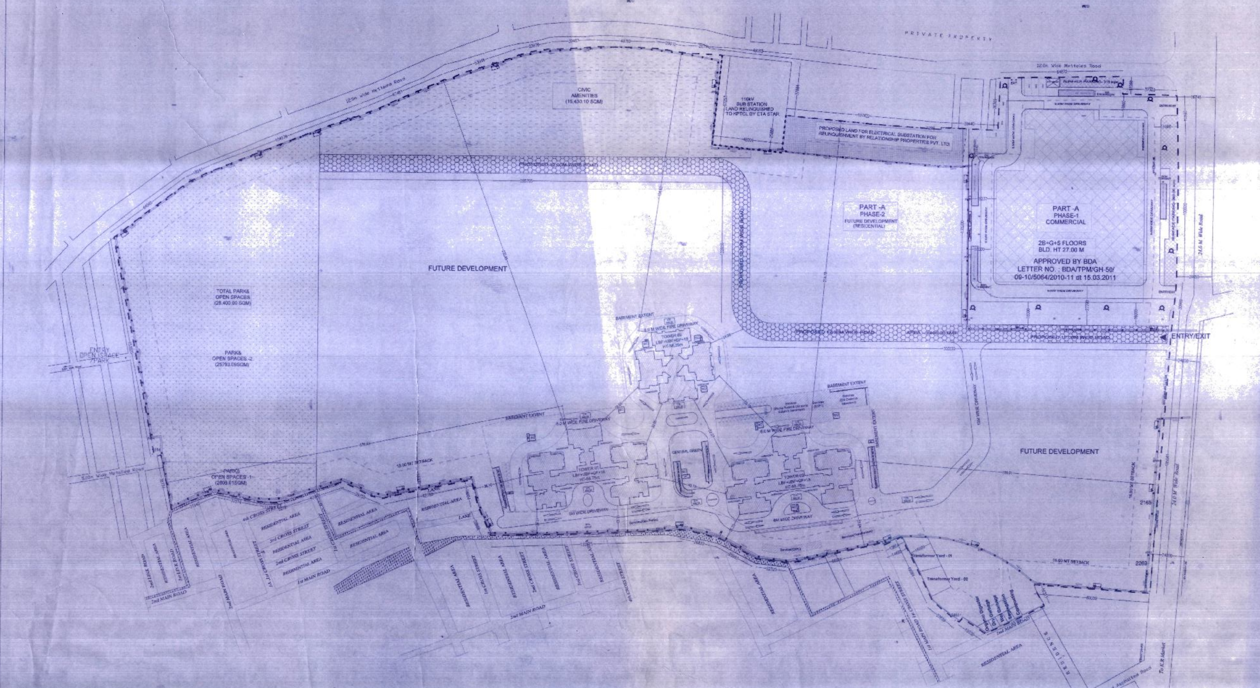
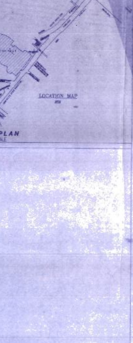




RESIDENTIAL & NON RESIDENTIAL DEVELOPMENT AREA STATEMENT

(APPROVED BY BDA LETTER NO. : BDA/TPM/GH-50/ 09-10/5064/2010-11 dt 15.03.2011)

TOTAL SITE AREA = 52A-33.347G (213808.52SQM)

RESIDENTIAL DEVELOPMENT	NON RESIDENTIAL DEVELOPMENT
SITE AREA ASSUMED FOR (RFD) RESIDENTIAL PURPOSE = 187739.36SMT	SITE AREA ASSUMED FOR COMMERCIAL PURPOSE = 26069.16SMT
ROAD WIDENING AREA = 412.08SMT PRO/: ROAD AREA = 8406.00SMT NET SITE AREA = 178921.28SMT	ROAD WIDENING AREA = 34.08SMT NET SITE AREA = 26035.08SMT
10% AREA RESERVED FOR PARK & OPEN SPACES = 18773.94SMT	10% AREA RESERVED FOR PARK & OPEN SPACES = 2606.91SMT
5% AREA RESERVED FOR CIVIC AMENITIES = 9386.97SMT	5% AREA RESERVED FOR SURFACE PARKING = 1303.46SMT
FAR ON 95% OF SITE AREA = 187739.36 - 9386.97 = 178352.39 SMT	FAR ON 90% OF SITE AREA = 26069.16 - 2606.91 = 23462.25 SMT
SITE AREA FOR COVERAGE = 178352.39 - 412.08+8406.00 = 169534.31SMT	SITE AREA FOR COVERAGE = 26069.16- 34.08 = 26035.08 SMT

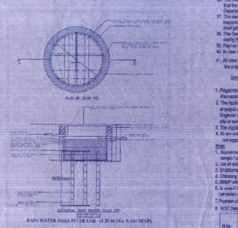
AREA EARMARKED TOWARDS 10% OF PARK/OPEN SPACES	AREA EARMARKED TOWARDS 5% OF CIVIC AMENITIES	AREA EARMARKED TOWARDS 5% OF SURFACE PARKING
AS PER Z.R	AS PER Z.R	AS PER Z.R
18773.94+2606.91SMT = 21380.85 (10.00%)	9386.97SMT (5.00%)	1303.46SMT (5.00%)
AS PER PLAN	AS PER PLAN	AS PER PLAN
28400.00SMT (13.28%) (INCLUDING EXCESS PARK AREA (7019.15SMT) AS PER EXISTING LANDUSE	16430.10SMT (8.75%) (INCLUDING EXCESS C.A AREA (7043.13SMT) AS PER EXISTING LANDUSE	1304.00SMT (5.00%)

TOTAL F.A.R ALLOWABLE = 2.50 X(178352.39+234625.25) = 504536.60SMT

F.A.R CONSUMED IN PHASE-1 = 32876.65SMT

BALANCE TOTAL F.A.R ALLOWABLE = 471659.95SMT (504536.60-32876.65)

NOTE : - IN CASE FURTHER COMMERCIAL (ANCILLARY LAND USE) IS PROPOSED IN THE FUTURE DEVELOPMENT THE TBA OF COMMERCIAL SHALL BE RESTRICTED TO 30% OF THE TOTAL BUILT UP AREA OF ENTIRE DEVELOPMENT (INCLUDING PHASE-1 COMMERCIAL TBA)



LP No./JDTP(S)/ LP/31/2010-11(Modified Plan)

Name of the Statutory Department	Reference No. & Date	Conditions Imposed
FIRE	GBD/[illegible]/2010, dt: 07 - 08 - 2013.	All the conditions imposed in the letter issued by the statutory body should be adhered to.
AAI	AAI/BIA/ATM/NOC/BANG/SOUTH/B/102213/ 17303/1534-38, dt: 19 -11 - 2013.	
KSPCB - CFE	PCB/462/CNR/08/H1265 dt: 03 - 01 - 2013.	
MOEF - SEIAA	SEIAA : 201 : CON : 2012, dt: 19 - 07 - 2013.	
BWSSB - NOC	BWSSB/CE(M)/ACE(M)-TA2/15637-2009-10 dt: 27 -03 -2010.	
BESCOM - NOC	CEE/BMAZ/SE(O)/AEE-2/F-153/9753-54 dt: 27 - 03 - 2013.	
BSNL	DE(S)/S-6/2008-09/41 dt: 25 - 04 - 2008.	

II. The Applicant has paid the fee vide Receipt No.TP/JDTPSUT/01/2013-14/Mar/0011, dated: 10-03-2014 for the following:-

1.	Ground Rent	:	61,81,400.00
2.	Betterment Charges		
	a) For Building	:	3,09,070.00
	b) For Site	:	42,76,200.00
3.	Security Deposit	:	1,54,53,500.00
4.	Plan copy charges	:	4,30,000.00
5.	Compound wall charges	:	25,000.00
6.	Licence Fees	:	1,23,62,800.00
7.	1% Fee from Labour wellfare to BBMP	:	1,66,341.00
	TOTAL	:	3,92,04,311.00
	SAY Rs.		3,92,05,000.00

Labour Cess : Rs. 1,64,68,000.00 /- Paid vide D.D No. 036326, dated: 07 - 03 - 2014, Drawn on Axis Bank Ltd., Rajaji Nagar, Branch.

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Legend

Site boundary :	— — —
Basement extent :	
Set back line :	
Proposed Area for Road widening :	
Residential development :	
Non Residential development :	
Park & open space :	
Civic Amenities:	

NOTE : ALL DIMENSIONS ARE IN MILLIMETERS

ORIENTATION : N

SHEET NO : 01

OWNER'S SIGNATURE :

Ananda Rao .C .B
FOR RELATIONSHIP PROPERTIES PVT. LTD.
AUTHORISED SIGNATORY

ENGINEER'S SIGNATURE:

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

PROJECT TITLE :

MODIFIED PLAN FOR THE CONSTRUCTION OF HIGHRISE RESIDENTIAL APARTMENT BUILDING AT MUNICIPAL NEW NO: 01/1, PID NO: 31-42-1/1, HOSAKERE ROAD, BINNYPET, WARD NO.121, BANGALORE-560023

CLIENTS:

RELATIONSHIP PROPERTIES PVT. LTD., NO.1049,'MARIYA ARCADE', 4TH M BLOCK,DR. RAJKUMAR ROAD, RAJAJINAGAR, BANGALORE-560010

PROJECT CONSULTANTS :

RSP Design Consultants (India) Pvt.Ltd.

SIGNATURES : Lalit | Ram Prasad

SUBJECT OF DRAWING : SITE PLAN

FILENAME :	Q:\11285_Res_dev_SPCL_Binnypet\STAT. DRGS\R1		
SCALE :	1:1000	DATE :	07-05-2013
DEALT :	KRUTIKA	CHECKED :	PUSHPA
JOB NO :	11285	DRAWING NO :	SD-S-001

LAND USE AS PER ZONAL REGULATION-RESIDENTIAL –MIXED
PERMISSIBLE MAIN LAND USE-R
PERMISSIBLE ANCILLARY LAND USE-C3,I-2, T2, U4
ANCILLARY LAND USE PERMISSIBLE UP TO 30% OF TOTAL BUILT UP AREA

RESIDENTIAL DEVELOPMENT		
SITE AREA ASSUMED FOR RESIDENTIAL PURPOSE = 187739.36SMT	F.A.R	105424.08 / 171309.28 = 0.6154 < 2.50
ROAD WIDENING AREA = 412.08SMT PRO/: ROAD AREA = 8406.00SMT NET SITE AREA = 178921.28SMT	COVERAGE	5795.83 / 162491.28 X 100 = 3.566% < 55%
13.739% AREA RESERVED FOR PARK & OPEN SPACES = 25793.09SMT	CAR PARKING REQUIRED = 773 CARS	NO. OF UNITS FROM 50 TO 225 SQM = 703 = 703 CARS NO OF UNITS ABOVE 225 SQMT = 0 = 0 CARS VISITOR PARKING = 10 % = 70 CARS
8.75% AREA RESERVED FOR CIVIC AMENITIES = 16427.19SMT	CAR PARKING PROVIDED = 1115 CARS	UPPER BASEMENT FLOOR = 537 CARS LOWER BASEMENT FLOOR = 532 CARS SURFACE PARKING = 46 CARS
FAR ON 91.25% OF SITE AREA = 187739.36 - 16430.10 = 171309.26 SMT	SETBACK ALLROUND - 16.00M	
SITE AREA FOR COVERAGE = 171309.28 - (412.08+8406.00) = 162491.18SMT	HEIGHT OF THE BLDG = 58.75M < 60.00M	
	TOTAL NO. OF UNITS = 703	

No. of EWS / LIG Reservation required = Total no of units / 10 = 703 / 10 = 70nos

Nos. of EWS Provided

Tower - 02	74 Nos.
Total	74 Nos.

No. of Unit Considered For EWS / LIG Reservation = 74 Nos.

NO. OF SURFACE CARPARKS - 46

AREA STATEMENT TOWER - 01

FLOORS	BUA	DEDUCT	NET	UNITS
GROUND FLOOR	2175.74	50.51	2125.23	11
FIRST FLOOR	1725.87	50.51	1675.36	10
SECOND FLOOR	2061.68	50.51	2011.17	16
THIRD FLOOR	2061.68	50.51	2011.17	16
FOURTH FLOOR	2061.68	50.51	2011.17	16
FIFTH FLOOR	2061.68	50.51	2011.17	14
SIXTH FLOOR	1969.05	50.51	1918.54	15
SEVENTH FLOOR	2061.68	50.51	2011.17	16
EIGHTH FLOOR	2061.68	50.51	2011.17	16
NINTH FLOOR	2061.68	50.51	2011.17	16
TENTH FLOOR	2061.68	50.51	2011.17	16
ELEVENTH FLOOR	2061.68	50.51	2011.17	14
TWELFTH FLOOR	1969.05	50.51	1918.54	15
THIRTEENTH FLOOR	2061.68	50.51	2011.17	16
FOURTEENTH FLOOR	2061.68	50.51	2011.17	16
FIFTEENTH FLOOR	2061.68	50.51	2011.17	16
SIXTEENTH FLOOR	2061.68	50.51	2011.17	16
SEVENTEENTH FLOOR	2075.41	50.51	2024.90	16
EIGHTEENTH FLOOR	1928.69	50.51	1878.18	8
TERRACE FLOOR	126.34	126.34	0.00	-
TOTAL	38771.99	1086.03	37685.96	279

AREA STATEMENT TOWER - 02

FLOORS	BUA	DEDUCT	NET	UNITS
GROUND FLOOR	1535.23	17.01	1518.22	6
FIRST FLOOR	1335.22	17.01	1318.21	6
SECOND FLOOR	1533.12	17.01	1516.11	8
THIRD FLOOR	1533.12	17.01	1516.11	8
FOURTH FLOOR	1533.12	17.01	1516.11	8
FIFTH FLOOR	1533.12	17.01	1516.11	8
SIXTH FLOOR	1533.12	17.01	1516.11	8
SEVENTH FLOOR	1533.12	17.01	1516.11	7
EIGHTH FLOOR	1461.57	17.01	1444.56	7
NINTH FLOOR	1533.12	17.01	1516.11	8
TENTH FLOOR	1533.12	17.01	1516.11	8
ELEVENTH FLOOR	1533.12	17.01	1516.11	8
TWELFTH FLOOR	1533.12	17.01	1516.11	8
THIRTEENTH FLOOR	1533.12	17.01	1516.11	7
FOURTEENTH FLOOR	1425.10	17.01	1408.09	7
FIFTEENTH FLOOR	1533.12	17.01	1516.11	8
SIXTEENTH FLOOR	1533.12	17.01	1516.11	8
SEVENTEENTH FLOOR	1523.65	17.01	1506.64	8
EIGHTEENTH FLOOR	1475.08	17.01	1458.07	8
TERRACE FLOOR	88.14	88.14	0.00	-
TOTAL	28774.55	411.33	28363.22	144

AREA STATEMENT TOWER - 03

FLOORS	BUA	DEDUCT	NET	UNITS
GROUND FLOOR	2084.66	50.51	2034.15	12
FIRST FLOOR	1721.48	50.51	1670.97	10
SECOND FLOOR	2050.67	50.51	2000.16	16
THIRD FLOOR	2050.67	50.51	2000.16	16
FOURTH FLOOR	2050.67	50.51	2000.16	16
FIFTH FLOOR	2050.67	50.51	2000.16	14
SIXTH FLOOR	1955.86	50.51	1905.35	15
SEVENTH FLOOR	2050.67	50.51	2000.16	16
EIGHTH FLOOR	2050.67	50.51	2000.16	16
NINTH FLOOR	2050.67	50.51	2000.16	16
TENTH FLOOR	2050.67	50.51	2000.16	16
ELEVENTH FLOOR	2050.67	50.51	2000.16	14
TWELFTH FLOOR	1955.86	50.51	1905.35	15
THIRTEENTH FLOOR	2050.67	50.51	2000.16	16
FOURTEENTH FLOOR	2050.67	50.51	2000.16	16
FIFTEENTH FLOOR	2050.67	50.51	2000.16	16
SIXTEENTH FLOOR	2050.67	50.51	2000.16	16
SEVENTEENTH FLOOR	2016.95	50.51	1966.44	16
EIGHTEENTH FLOOR	1918.76	50.51	1868.25	8
TERRACE FLOOR	126.43	126.43	0.00	-
TOTAL	38438.71	1086.12	37352.59	280

COMBINED TOWER AREA STATEMENT

FLOORS	BUA	DEDUCT	NET	UNITS
LOWER BASEMENT FLOOR	24638.20	23660.54	977.66	-
UPPER BASEMENT FLOOR	23911.19	22866.54	1044.65	-
GROUND FLOOR	5795.83	118.03	5677.60	29
FIRST FLOOR	4782.57	118.03	4664.54	26
SECOND FLOOR	5645.47	118.03	5527.44	40
THIRD FLOOR	5645.47	118.03	5527.44	40
FOURTH FLOOR	5645.47	118.03	5527.44	40
FIFTH FLOOR	5645.47	118.03	5527.44	36
SIXTH FLOOR	5458.03	118.03	5340.00	38
SEVENTH FLOOR	5645.47	118.03	5527.44	39
EIGHTH FLOOR	5573.92	118.03	5455.89	39
NINTH FLOOR	5645.47	118.03	5527.44	40
TENTH FLOOR	5645.47	118.03	5527.44	40
ELEVENTH FLOOR	5645.47	118.03	5527.44	36
TWELFTH FLOOR	5458.03	118.03	5340.00	38
THIRTEENTH FLOOR	5645.47	118.03	5527.44	39
FOURTEENTH FLOOR	5537.45	118.03	5419.42	39
FIFTEENTH FLOOR	5645.47	118.03	5527.44	40
SIXTEENTH FLOOR	5645.47	118.03	5527.44	40
SEVENTEENTH FLOOR	5616.01	118.03	5497.98	40
EIGHTEENTH FLOOR	5322.53	118.03	5204.50	24
TERRACE FLOOR	340.91	340.91	0.00	-
TOTAL	164534.84	49110.66	105424.08	703

COVERAGE = $\frac{5795.63}{162494.09}$ x 100 = 3.567% < 55.00%

FAR = $\frac{105424.08}{171312.17}$ = 0.615< 2.50

PARKING :

Total Nos. of Residential Units from GF to 18th Floor in All Blocks = 703 Nos.
@ 1 car / 1 unit, Cars Required = 703 x 1 = 703 cars
10% Visitors Parking = 703 / 10 = 70.30 say 70 cars
Total Cars Require = 703 + 70 = 773 Cars

Total Cars Provided

Lower Basement floor	532 Cars
Upper Basement floor	537 Cars
Surface	46 Cars
Total	1115 Cars