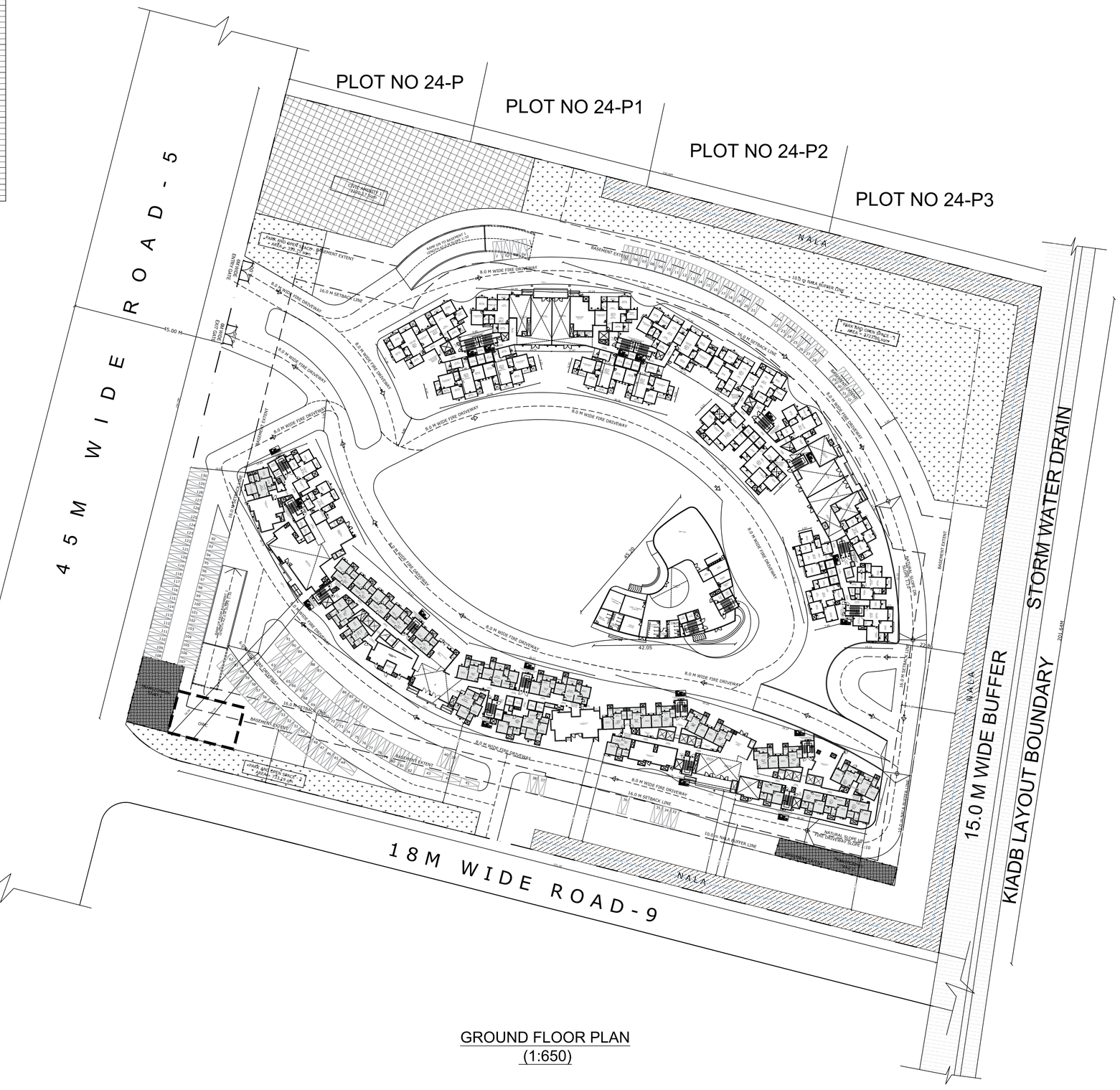
SCHEDULE OF OPENINGS

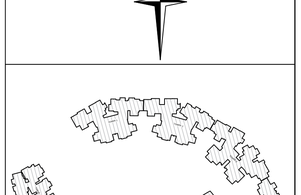
SL.NO	TYPE	MATERIAL	DESCRIPTION	LINTEL FM FFL	SILL FM FFL	FINISHED SIZE
			DOORS			
1	MD	WOOD	MAIN DOOR	2.1	-	1.05 X 2.1 FROM FFL
2	D1	WOOD	BEDROOM DOOR	2.1	-	0.9X2.1 FROM FFL
3	D2	WOOD	TOILET DOOR	2.1	-	0.75 X2.1 FROM FFL
4	D/W	WOOD	DOOR CUM WINDOW (UTILITY)	2.1	-	0.75X2.1+0.85X1.0(D&D)
5	D/W1	WOOD	DOOR CUM WINDOW (UTILITY)	2.1	-	0.75X2.1+0.71.0(D&D)
6	D/W2	WOOD	DOOR CUM WINDOW (UTILITY)	2.1	-	0.75Q.1+0.9Q.0(D+D)Q1.00
7	D/W3	WOOD	DOOR CUM WINDOW (UTILITY)	2.1	-	0.75Q.1+0.9Q.0(D+D)1475Q1.00
8	D/W4	WOOD	DOOR CUM WINDOW (UTILITY)	2.1	-	0.75X2.1+0.675X1.0(D&D)
9	D/W5	WOOD	DOOR CUM WINDOW (UTILITY)	2.1	-	0.75X2.1+0.985X1.0(D&D)
10	D/W6	WOOD	DOOR CUM WINDOW (UTILITY)	2.1	-	0.75X2.1+0.7X1.0(D&D)
11	D/W7	WOOD	DOOR CUM WINDOW (UTILITY)	2.1	-	0.75X2.1+0.9867X1.0(D&D)
12	SD1	UPVC	SLIDING DOOR(BALCONY)	2.1	-	2.1X2.1 FROM FFL
13	SD2	UPVC	SLIDING DOOR(BALCONY)	2.1	-	1.8 X2.1 FROM FFL
14	SD3	UPVC	SLIDING DOOR(BALCONY)	2.1	-	1.5 X2.1 FROM FFL
15	SD4	UPVC	SLIDING DOOR(BALCONY)	2.1	-	2.0 X2.1 FROM FFL
16	SD5	UPVC	SLIDING DOOR(BALCONY)	2.1	-	1.535 X2.1 FROM FFL
17	FD	FIRE RATED	STAIRCASE DOOR	2.1	-	1.2 X2.1 FROM FFL
18	GD	GLASS DOOR	STILT FLOOR LOBBY DOOR	2.15	-	2.4 X2.15 FROM FFL
			WINDOWS			
1	W1	UPVC	WINDOW	2.1	0.3	1.5 X1.8
2	W2	UPVC	WINDOW	2.1	0.3	1.2 X1.8
3	W3	UPVC	WINDOW	2.1	0.3	(1.36 +0.9) X1.8
4	W4	UPVC	WINDOW	2.1	0.3	1.8 X1.8
5	W5	UPVC	WINDOW	2.1	0.3	1.67 X1.8
6	W6	UPVC	WINDOW	2.1	0.3	1.525 X1.8
7	W7	UPVC	WINDOW	2.1	0.3	2.6 X1.8
8	W8	UPVC	WINDOW	2.1	0.3	1.365 X1.8
9	W9	UPVC	WINDOW	2.1	0.3	1.015 X1.8
10	W10	UPVC	WINDOW	2.1	0.3	0.955 X1.8
11	W11	UPVC	WINDOW	2.1	0.3	1.515 X1.8
12	W12	UPVC	WINDOW	2.1	0.3	2.335 X1.8
13	W13	UPVC	WINDOW	2.1	0.3	1.7 X1.8
14	W14	UPVC	WINDOW	2.1	0.3	2.34 X1.8
15	W15	UPVC	WINDOW	2.1	0.3	1.825 X1.8
16	W16	UPVC	WINDOW	2.1	0.3	1.665 X1.8
17	CRW	UPVC	WINDOW	2.1	0.3	(0.90 + 1.34) X1.8
18	W17	UPVC	WINDOW	2.15	0.1	2.4 X 2.05
19	W18	UPVC	WINDOW	2.15	0.1	1.2 X 2.05
20	V1	UPVC	OPENABLE VENTILATOR	2.1	0.9	0.75 X 1.2
21	LW1	UPVC	LOUVER	2.1	0.3	1.8 X1.8
22	LW2	UPVC	LOUVER	2.1	0.3	1.5 X1.8
23	LW3	UPVC	LOUVER	2.1	0.3	1.2 X1.8
24	LW4	UPVC	LOUVER	2.1	0.3	1.3 X1.8
25	LW5	UPVC	LOUVER	2.1	0.3	2.015 X1.8
26	SW	UPVC	LOUVER	2.1	0.9	1.2X 1.2
27	SW1	UPVC	LOUVER	2.1	0.9	0.8X 1.2
28	SW2	UPVC	LOUVER	2.1	0.9	1.5X 1.2
29	SW2A	UPVC	LOUVER	2.1	0.9	0.90X 1.2
30	SW3	UPVC	LOUVER	2.1	0.9	0.67X 1.2



GROUND FLOOR PLAN
(1:650)



SKETCH AS PER POSSESSION CERTIFICATE



KEY PLAN
SCALE:NTS

LEGEND- RESIDENTIAL

- SITE BOUNDARY
- SET BACK LINE
- BASEMENT LINE
- NALA BUFFER LINE
- PARK & OPEN SPACE
- CIVIC AMENITY
- NALA
- PROPOSED AMMENITY BLOCK
- PROPOSED TOWERS
- SWIMMING POOL
- STP
- UG SUMP
- OWC
- TRANSFORMER YARD

LEGEND- INDUSTRIAL

- PROPOSED BLOCKS
- PROPOSED ROAD
- SURFACE PARKING AREA
- PARKS & OPEN SPACES
- DATA CENTRE
- DATA CENTRE
- DATA CENTRE
- WAREHOUSE
- MANUFACTURING BLOCK
- UTILITY BLOCK

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Sanction Plan approval letter

1. Sanction is accorded for the proposed multi sector industrial park / township with walk to work concept focused on aerospace, defence, data centers,electronics, hi-tech, housing and other social infrastructure activities for m/s apex realty management pvt. ltd at plot no. 13, 14-p, 14-p1, 19-p, 19-p1, 20, 24 & road no.8 in the hitech, defense & aerospace park phase - 2, bengaluru (comprised within the limits of haraluru village & muddenahalli village.)
2. Sanction is accorded for Common 3-Basement + Ground Floor With 24 Upper Floors (Tower-1 to 9) of Affordable Housing Project for aerospace, defence, data centers,electronics, hi-tech, housing and other social infrastructure activities. The use of the building shall not be deviated for Self/rented to any other use.
3. Need to submit the drawings for the remaining area of Residential 28.99% as per the terms and conditions of Lease Agreement.
4. Surface area and Basement Floor/Ground floor /Stilt floor Area reserved for parking shall not be converted for any other purpose.
5. Sanction Plans and building master shall be posted in a conspicuous place of the sanctioned premises. The approved plans and the copies of approval letter with specifications shall be mounted on a frame and displayed. They shall be made available during inspections.
6. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns above ground "COMMENCEMENT CERTIFICATE shall be obtained mandatory, failing which the Occupancy Certificate is not issued. Further the Commencement Certificate and Occupancy Certificate shall be obtained from KIADB only. Not from any local authority as per the GO No: CI 652 SPA 2023, Bengaluru Dated: 01-06-2024 and subsequent circulars from UD No: UD 18 MWP 2024 (E) Dated: 29-07-2024 and RDPR No: RDPR/279/GPA/2024 Dated: 16-07-2024.
7. Construction or reconstruction of the building should be completed before the expiry of 0r:_____ from the date of issue of approval & within one month after its completion shall apply for permission to occupy the building.
8. The Company/Owner shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. All boundary stones should be properly preserved during the period of construction of building.
10. The Company/Owner shall ensure fire safety norms during Construction and after occupancy as per Fire and Emergency Services Dept.
11. The Company/Owner shall INSURE all workmen involved in the construction work against any accident/ untoward incidents arising during the time of construction.
12. The Company/Owner shall not stock any building materials/debris on footpath or on roads or on public drains debris shall be removed and transported to nearby dumping yard.
13. The Industrialist is prohibited from selling/renting the setback area/open spaces and the common facility areas.
14. The Company/Owner shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Esb.D) code leaving 3.00 m from the building within the premises.
15. The Company/Owner 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.
16. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
17. Ensure that all natural nala/halla/valley/kaluve and tank/pond as per the village/revenue map in the said land shall not be disturbed and reserved as it is and suitable buffer shall be reserved as per the KIADB/Local Body/Authority issued from time to time.
18. If the proposed site is falling under local planning area of approved master plan, then the proposed Master plan roads along with road widening area shall be reserved and handed over to the Board/authority free of cost.
19. Adhere to the terms & conditions stipulated in the deed of lease/sale executed by you with the Board.
20. Obtain all necessary clearances as applicable from all statutory authorities and produce the same on demand from Board.
21. The natural sloping pattern of the project site shall remain unaltered and the material hydrology of the area be maintained as it is to ensure natural flow of storm water.
22. You are not permitted to drill any Bore Well in the proposed site without permission from KIADB and Mines and Geology Dept. GoK.
23. You are requested to get the construction drawings certified by Empanelled Structural Engineer who has issued the Structural Stability Certificate.
24. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from KIADB.
25. The Company/Owner shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity.
26. 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 Standards making the building resistant to earthquake.
27. Buildings designed by company in-house structural engineer shall be based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the Company/Owner/builder and the structural engineer.
28. The Company/Owner shall compulsorily install solar as alternative power recourse for the building in case of non-residential. And install solar for water heaters in case of residential building.
29. Facilities for physically handicapped persons prescribed in Board Regulations/Local Building Bye Laws/Zonal regulations /National Building Code and Government orders time to time shall be ensured.
30. The Company/Owner shall provide at least one separate 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 with the stepped entry.
31. Garbage originating from Non-Residential/Residential buildings shall be segregated into organic, inorganic and Industrial waste and should be processed in the Recycling processing unit installed in the site for waste/Disposal (Applicable for Residential units of 20 and above and 1000 Sqms and above built-up area for Data Center - 01,02,03 , Ware House , Manufacturing Block & Utility Blockbuilding).
32. 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 erecting safe barricades.
33. Two-wheeler parking shall be provided as per Board Regulations/Local Building Bye Laws/Zonal regulations /National Building Code.
34. The Company/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.
35. The Builder/ Contractor/ Empanelled Professional (Architect/Engineer/ Str.Engineer/Town planner) responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the Company/Owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the KIADB
36. The Company/Owner should follow the instruction of KIADB / BWSSB / Water Supply & Sewerage Department regarding utilization of treated water for all construction activities.
37. The Company/Owner/Developers shall comply with Hazardous and other Wastes (Management and Trans boundary Movement) Rules, 2016/ Solid Waste Management Rules, 2016 (SWM Rules, 2016)
38. The Company/Owners/Developers shall make necessary provision to charge electrical vehicles.
39. The Company/Owner/Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment/group housing/multi dwelling unit/development plan and at least Two Trees for single unit.
40. The Company/Owner/Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
41. If the Company/Owner deviate building construction against the sanctioned plan the action will be initiated according to KIADB Act 1966 or any other Regulations governing the deviation issued from time to time.
42. The Company/Owner/Empanelled Professionals (Architect/Engineer/Str.Engineer /Town Planner) shall also adhere to the special conditions imposed in the Sanction plan approval letter.
43. The Company/Owner/ Empanelled Professionals (Architect/Engineer/Str.Engineer/Town Planner) should abide by the conditions imposed in the NOC issued from various departments wherever applicable.
44. In case if the documents submitted in respect of property in question is found to be false or fabricated or if Company/Owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
45. The Company/Owner/Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
46. The permission is issued based on information submitted by the Company/Owner. The Board is not responsible for pending court cases in any court of law.
47. The permission is issued based on information submitted by the Company/Owner. This cannot be considered for claiming the Company/Ownership of the property.
48. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, KIADB is not responsible for such loss, Company/Owner/Builder/GPA holder/developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49. The Company/Owner shall not engage the child labour and shall adhere to the labour law issued and amended from time to time.
50. ETP & STP Plants shall be compulsorily setup by Industries with capacity as insisted from KSPCB and re-cycle the water in industrial units with employees more than 500 persons.

SCALE	1:650
PAGE	8

NOTE:-
A. ALL DIMENSIONS ARE IN METER
B. TO BE PRINTED IN A1 SIZE SHEET

OWNER DETAILS & SIGNATURE

Director

M/S Apex Realty Management Pvt Ltd
Represented By Its Authorized Signatory
Falcon Tower, No 19, Brunton Road, Bengaluru-560025

EMPANELLED DETAILS & ENGINEER SIGNATURE

Mr.Likith D . B.E (Civil)
License No : KIADB/Engr/51/2025-26
Consultancy : RD DESIGNS
No 76, 5th Cross, Annapoorneshwari Layout, Opp Sambharam College,M S Palya, Vidyaranyapura Post, Bangalore 560097.
Mobile No: +91 9844132476

PROJECT TITLE

PROPOSED MULTI SECTOR INDUSTRIAL PARK / TOWNSHIP WITH WALK TO WORK CONCEPT FOCUSED ON AEROSPACE, DEFENCE, DATA CENTERS,ELECTRONICS, HI-TECH, HOUSING AND OTHER SOCIAL INFRASTRUCTURE ACTIVITIES FOR M/S APEX REALTY MANAGEMENT PVT. LTD AT PLOT NO. 13, 14-P, 14-P1, 19-P, 19-P1, 20, 24 & ROAD NO.8 IN THE HITECH, DEFENSE & AEROSPACE PARK PHASE - 2, BENGALURU (COMPRISED WITHIN THE LIMITS OF HARALURU VILLAGE & MUDDENAHALLI VILLAGE.)

DRAWING TITLE

GROUND FLOOR PLAN (RESIDENTIAL BLOCK)

Q.R. CODE (OFFICE USE ONLY)

Digitally signed by ASHOK KUMAR
Date: 2026.08.13 13:58:36 +05:30
Reason: Approved