



PROPOSED BLOCKS A1, A2, A3 & A4 AREA STATEMENT

FLOORS	BUA	DEDUCT	NET	UNITS
Lower Basement	13,841.300	13,451.75	389.55	
Upper Basement	21,398.73	20,755.47	643.26	
Ground Floor	5,526.75	548.90	5,975.65	41
First Floor	5,498.33	548.10	5,946.43	41
Second Floor	5,571.18	555.89	5,925.29	43
Third Floor	5,884.45	555.89	5,298.56	43
Fourth Floor	5,885.33	560.67	5,124.66	43
Fifth Floor	5,885.33	560.67	5,124.66	43
Sixth Floor	5,885.33	560.67	5,124.66	43
Seventh Floor	5,885.33	560.67	5,124.66	43
Eighth Floor	5,885.33	560.67	5,124.66	43
Ninth Floor	5,885.33	560.67	5,124.66	43
Tenth Floor	5,885.33	560.67	5,124.66	43
Eleventh Floor	5,885.33	560.67	5,124.66	43
Twelfth Floor	5,885.33	560.67	5,124.66	43
Thirteenth Floor	5,068.01	493.64	4,574.37	39
Terrace floor	415.32	415.32	-	
TOTAL	1,16,650.63	42,390.97	74,259.66	594

SITE AREA STATEMENT			
Sy.No	Total Extent of Land including 'B' Kharcha	'B' Kharcha	Net Area for Calculation
	ACRES - GUNTAS	ACRES - GUNTAS	ACRES - GUNTAS
49/1	04-05	0-03	04-02
49/2	01-18		01-18
40/1	00-19		00-19
40/2	04-26	0-06	04-20
40/3	03-17	0-32	02-25
40/4	01-29	0-03	01-26
40/5	01-04	0-02	01-02
40/6	05-00		05-00
41/1	01-37		01-37
41/2	00-17-25		00-17-25
41/3	00-14-25		00-14-25
41/4	00-30		00-30
41/7	00-00-50		00-00-50
42/5	00-05-25		00-05-25
Total	23-22-25	1-06	22-16-25

OC OBTAINED AREA STATEMENT OF ALL BLOCKS				
S.No	BLOCK	BUILT-UP AREA	DEDUCTIONS	TOTAL FLOOR AREA
1	A1 (GROUND+1F)	13897.27	1446.41	10050.86
2	A2 (GROUND+1F)	13197.54	2487.21	10710.33
3	A3 (GROUND+1F)	10353.024	2145.191	10497.833
4	A4 (GROUND+1F)	10353.024	1739.876	8613.148
5	A5 (GROUND+1F)	10445.403	1799.472	8645.931
6	A6 (GROUND+1F)	11071.551	2927.187	8144.364
7	A7 (GROUND+1F)	11802.254	3021.918	8780.336
8	A8 (GROUND+1F)	10009.34	3058.40	6950.94
9	A9 (GROUND+1F)	14335.185	3175.514	11159.671
10	A10 (GROUND+1F)	13023.497	3061.383	9962.114
11	A11 (GROUND+1F)	15703.382	4239.749	11463.633
12	E1 (BASEMENT+GROUND+1F)	15014.23	5381.048	9633.182
13	E2 (BASEMENT+GROUND+1F)	13707.45	5768.23	7939.22
14	E3 (BASEMENT+GROUND+1F)	15299.73	5799.45	9499.28
15	E4 (BASEMENT+GROUND+1F)	13156.73	4442.53	8714.2
16	MCLP & CLUB HOUSE	34085.89	27914.41	491.48
TOTAL		233534.97	81186.40	152348.57

COMBINED AREA STATEMENT - BUILDING COMPLETED & PROPOSED BLOCKS				
S.No	BLOCK	BUILT-UP AREA	DEDUCTIONS	TOTAL FLOOR AREA
1	WING A,B,C,D,E & MCLP, CA (BUILDING COMPLETED)	233534.97	81186.40	152348.57
2	WING F,G,H,I,J,K,L,M,N & CLUB HOUSE (PROPOSED BLOCK)	116650.63	42390.97	74259.66
TOTAL		350185.60	123577.37	226608.03

- Conditions:
- Sanction is accorded for the proposed Residential Building use only as Construction of L.H.D-GP+15 UP (15 upper floors only).
 - Sanction is accorded for Residential use only. The use of the building shall not be devoted to any use.
 - Basement & Surface Floor areas reserved for parking and shall not be converted for any other purpose.
 - Development charges towards increasing the capacity of water supply, sanitary and power main shall be paid to BWSSB and BESCOM if any.
 - Necessary duct for running telephone cables, cables of ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall forward temporary plans for the use of construction workers and it should be cancelled after the construction.
 - The applicant shall NOTITE all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - The applicant shall not erect any building material / debris or load on roads or on drains. The debris shall be removed and transported to near by dumping yard.
 - The applicant / builder is prohibited from selling the network and common areas and common facility areas, which shall be accessible to all the tenants and occupants.
 - The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.R.C (S & D) code leaving 3.00m. from the building when the premises.
 - The applicant shall provide a separate room preferably 4.30x3.0m in the basement for installation of fire-fighting equipment and also to make provisions for lift-carry services as per bye-law No. 25.
 - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc.
 - The applicant shall plant at least two trees in the premises.
 - Perimeter wall shall be obtained from forest department for cutting less before the commencement of the work.
 - License and approved plans shall be posted in a conspicuous place of the licensed premises.
 - The building houses and the quality of sanctioned plans with specifications shall be maintained on a frame and displayed and they shall be made available during inspections.
 - If owner / builder contravenes the provisions of Building Bye-law and rules in force, the Architect / Engineer / Supervisor shall be informed by the Authority in the first instance within the second instance and cancel the registration if the same is repeated for the third time.
 - 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. 3.9) under sub-section 7.1.6 (a) to (d).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or footing before erection of walls on the foundation and the case of column structure before erection of the column. "COMMENCEMENT CERTIFICATE" shall be obtained.
 - Construction of re-entrant part of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & 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).
 - The building shall be designed and constructed according to the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. 1603-2002 published by the Bureau of Indian Standards making the building resistant to earthquakes.
 - The applicant should provide solar water heaters as per table 17 of Bye-law No. 20 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building bye-laws 2003 shall be provided.
 - The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - The Occupancy Certificate shall be considered only after obtaining the permission of conditions vide St. No. 23, 24, 25 & 26 are provided in the building.
 - The applicant shall ensure that no improvement is carried out in the vicinity of construction and that the construction activities shall stop by 05:00 PM to avoid hindrance during traffic.
 - Garbage originating from Apartments / Residential 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 reuse / disposal (Applicable for Residential area of 50 and above and 5000 sqm and above built up area for Commercial building).
 - The structures with basement shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement with safe design for retaining walls and super structure for the safety of the structures as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricade.
 - The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KFCIS should be taken whenever applicable.
 - Surfaced two wheeler parking shall be provided as per requirement.
 - 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.
 - The Owner / Association of the 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 every two years.
 - The Owner / Association of the high-rise building shall get the building inspected immediately after the Fire Force Department to ensure the fire equipment installed are in good and working condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
 - The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Installation / Insulation. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
 - The Owner / Association of the high-rise building shall conduct two mock - drills in the building, one before the onset of summer and another during the summer or 4 seasons complete safety in respect of the fire.
 - As per Building Bye-law 2003 Sub-clause 7.1.1 validity of registration for Architect/Engineer / Supervisor the validity of every registration so granted for the above categories by the authority shall be a period of two years and renewable thereafter.
 - For every five years unless the same is cancelled by the authority.
 - 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 of the registered Architect/Engineer / Supervisor in the first instance, when in the second instance and cancel the registration if the same is repeated for the third time.
 - As per Building Bye-law 2003 Sub-clause 7.1.1 (b) the Architect / Engineer / Supervisor shall not materially and substantially deviate from the sanctioned plan, without previous approval of authority. They shall explain to the owner how 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.
 - In case of any false information, misrepresentation of facts, or padding cost (false), the plan sanction is deemed cancelled.
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
 - The Applicant/Owner/Developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
 - The Applicant / Owners / Developers shall make necessary provision to charge electrical supplies.
 - The Applicant / Owner / Developer shall plant one tree for 10 sqm measuring 180 Sqm upto 240 Sqm in minimum of one tree for area measuring more than 240 Sqm. One tree for every 240 Sq. of FAR area as part thereof in case of Apartment / group housing / multi dwelling development plan.
 - The applicant should abide by the under taking submitted on dated - 21/12/2019 to follow the all orders of the Hon'ble High Court W.P. No. 82100/2018 (G.B.M.P) towards the Stay for payment of Stamp, Road & GST, Labour Cost & Admin fee, 50% of License fee & society fee, 25% per sqm of security deposit.
 - The applicant should submit the revised fire NOC, SEIAA NOC and KSPCC NOC before obtaining the occupancy certificate from BEMAP.
- Special Condition as per Labour Department of Government Karnataka vide ADDENDUM 1, DATED: 01-04-2015.
- 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.
 - 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 construction workers working at construction site or work place.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 - At any point of time no Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the 'Karnataka Building and Other Construction workers Welfare Board'.

- Notes:
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.
 - BEMAP will not be responsible for any dispute that may arise in respect of property in question.
 - 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.
- III. NOC Details
- | S.No | Name of the Statutory Department | Reference No. & Date | Conditions imposed |
|------|----------------------------------|---|---|
| 1 | Fire Force Department | KSFEB/GB/11/041 dated 22/10/2018 | |
| 2 | Airport Authority of India / KIA | BANG/SCD/THR/01118/353459 15/20/2019 | |
| 3 | KSPCC | PCB/23/CNP/69 dated 02/03/2013 | |
| 4 | BESCOM | CE/BE/MB/5/AE/EE-20K-162-18-194444-47 dated 15/02/2018 | All the conditions imposed in the letter issued by the Statutory body should be achieved. |
| 5 | BWSSB | BWSSB/CE/MB/5/AE/EE-20K-162-18-194444-47 dated 20/02/2018 | |
| 6 | SEIAA (MOEF) | SEIAA/195/CON/2012 dated 17/08/2013 | |
| 7 | BNMATH - CLU | BNMATH/PR-3/CLU/26/CLU-16/1434 dated 19-12-2019 | |
- The Applicant has paid the fee vi de Receipt No. RE-fms624-TP/0000150 DATED: 26-12-2019 for the following:
- | | |
|---------------------------------------|----------------|
| 1. Betterment Charges | Rs. 2,33,301/- |
| 2. License Fees | Rs.52,49,278/- |
| 3. Security Deposit | Rs.25,16,266/- |
| 4. Plan Copy/Compounding wall Charges | Rs. 1,13,200/- |
| 5. Society Charges | Rs. 2,62,464/- |
| Total Say | Rs.87,74,508/- |
- (Rupees Eighty Seven Lakh Seventy Four Thousand Five Hundred & Eight Only)

ORIENTATION

LOCATION MAP

KEY PLAN

INDEX

Owner's Signature: *[Signature]*

Architect's Signature: *[Signature]*

OWNER'S NAME: SNN BUILDERS PVT LTD

CLIENT: SNN BUILDERS PVT LTD

PROJECT: PROPOSED "SNN RAJ SERENITY" GROUP HOUSING RESIDENTIAL PROJECT FOR SNN BUILDERS PVT LTD At Sy. No.40/1,2,3,4,5,6, 49/1, 49/2, 41/1,2,3,4,7 & 42/5 YELENAHALLI VILLAGE BEGUR HOBLI, BANGALORE SOUTH TALUK

Architects: SPACEMAST ARCHITECTS 80/2 PARK EXTN, VILKALVAL BANGALORE 560079 PHONE: 2386272, 23446729 e-mail: spacemast@gmail.com

SITE PLAN

PROPOSED BLOCK A-1, BLOCK A-2, BLOCK A-3, BLOCK A-4

DRAWING NO: REV: SHEET NO: R-0 01

SCALE: 1 : 500

DATE: 21-12-2019