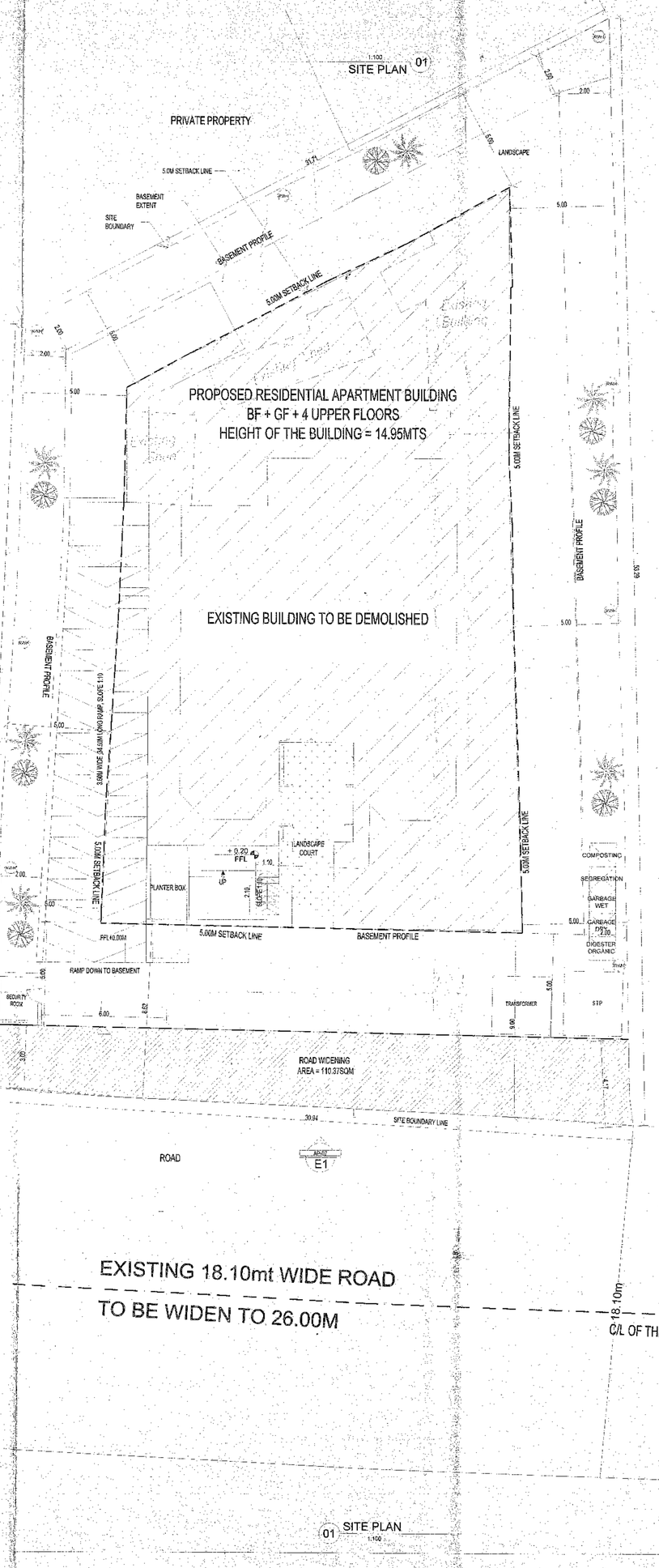

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 3.40 X 1	3.74	51.41
	1.10 X 3.20 X 1	3.52	
	1.10 X 3.25 X 1	3.58	
	1.10 X 9.67 X 1	10.64	
	1.10 X 2.99 X 1	3.29	
	1.10 X 2.60 X 2	5.74	
	1.10 X 3.28 X 1	3.61	
	1.10 X 6.71 X 1	7.38	
	1.11 X 3.39 X 1	3.74	
	1.10 X 5.64 X 1	6.21	
FOURTH FLOOR	1.66 X 3.40 X 1	5.65	77.69
	1.66 X 3.20 X 1	5.31	
	1.66 X 3.25 X 1	5.38	
	1.66 X 9.67 X 1	16.04	
	1.66 X 2.99 X 1	4.97	
	1.66 X 2.60 X 2	8.65	
	1.66 X 3.28 X 1	5.43	
	1.66 X 6.71 X 1	11.14	
	1.67 X 3.39 X 1	5.64	
	1.66 X 5.64 X 1	9.37	
SECOND FLOOR	1.66 X 3.40 X 1	5.65	77.69
	1.66 X 3.20 X 1	5.31	
	1.66 X 3.25 X 1	5.38	
	1.66 X 9.67 X 1	16.04	
	1.66 X 2.99 X 1	4.97	
	1.66 X 2.60 X 2	8.65	
	1.66 X 3.28 X 1	5.43	
	1.66 X 6.71 X 1	11.14	
	1.67 X 3.39 X 1	5.64	
	1.66 X 5.64 X 1	9.37	
THIRD FLOOR	1.66 X 3.40 X 1	5.65	77.69
	1.66 X 3.20 X 1	5.31	
	1.66 X 3.25 X 1	5.38	
	1.66 X 9.67 X 1	16.04	
	1.66 X 2.99 X 1	4.97	
	1.66 X 2.60 X 2	8.65	
	1.66 X 3.28 X 1	5.43	
	1.66 X 6.71 X 1	11.14	
	1.67 X 3.39 X 1	5.64	
	1.66 X 5.64 X 1	9.37	

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Reference No & Date.	Conditions imposed
1	Fire Force Department		All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	Airport Authority of india	NOT APPLICABLE	
3	BESCOM		
4	BSNL		
5	BWSSB		
6	KSPCB	Acknowledgement copy seeking NOC submitted.	
6	SEIAA	NOT APPLICABLE	

BBMP/Addl.Dir/JD NORTH/0192/16-17
(RESIDENTIAL APARTMENT BUILDING PLAN SANCTION)

I. Plan is sanctioned subject to the following conditions:

1. Sanction is accorded for Residential Apartment Building Situated At Kaltha No.60,Miller road, Pulakeshinagar,Ward no.91, Bangalore
   a) Consist of 1BF + GF + 04UF (four upper floors) PROPOSED only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floor area is 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 K.E.R.C (Es & D) code leaving 3.00 mts. 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 any 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. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining " 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 & 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 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.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building Bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one 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.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours 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 of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basements/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.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. 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.
34. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008.
35. If any owner /builder contravenes the provisions of Building Bye-laws and rules in force, the Authority will inform the same to the registered Architect/Engineers/Supervisor in the first instance, warn in the second instance, and cancel the registration of the professional if the same is repeated in the third instance.
36. The Builder/contractor/Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in the contravention of the provisions of the act, rules,Bye-laws, Zoning Regulations,Standing Orders and Policy orders of the BBMP.
37. The Construction or reconstruction of building shall be commenced within a period of two(2) years from date of issue of license. Before the expiry of two years, the owner/Developer shall give intimation to BBMP(sanction authority) of the intention to start work in the form prescribed in Schedule-VI. Further ,the owner/Developer shall give intimation on completion of the foundation or footing of walls/columns of the foundation.Otherwise the plan sanction is deemed cancelled.
38. The Owner/Developer should abide to the outcome of final orders of Hon'ble Supreme court / High Court towards reservation of 10% Park and Open spaces in the plot proposed for development.
39. The applicant should relinquish the Road Widening area of 110.37sqmts before issue of Commencement Certificate.
40. The applicant should submit KSPCB NOC before the issue of Commencement Certificate.
41. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaga) hopdike): 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 Constructions 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 workplace 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.

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt: 04-09-2015.

II. FEE DETAILS:

The Applicant has paid Rs.1598000/- vide reciept No. RE- ifms 331 - TP/000220 dated: 05 -07-2017 for the following:-

Licence Fees	: Rs.7,15,468
Ground Rent	: Rs.3,46,219
Betterment Charges	
a) For Building	: Rs.8,116
b) For Site	: Rs.26,424
Security Deposit	: Rs.4,05,789
Plan copy charges	: Rs.51,600
1% Labour Cess Service Charges	: Rs.6,227
Lake Improvement charges	: Rs.33,030
Compound Wall	: Rs.5,000
TOTAL	: Rs.15,97,873
Rounding off Rs.127 TOTAL	: Rs.15,98,000

The Applicant has produced acknowledgement for having received the cess remitted wide receipt no HO / 24035/2017 dated: 29-06-2017

Labour Cess TOTAL	Rs.6,16,500

ನಕಲು ಪ್ರತಿ

ಪೂರ್ವ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ: 08/06/2017 ಮೇರೆಗೆ ಜಂ.ನಿ.ಆ.ಮೇ:(ಉ)/(ಪಶ್ಚಿಮ) ಎಲ್.ಡಿ. ಕಡತ ಸಂಖ್ಯೆ: 199/16-17 ದಿನಾಂಕ: 30/8/17 ರಲ್ಲಿ ಷರತ್ತಿಗೊಳಪಟ್ಟು ಪರಿಶೀಲನೆಗೆ ಸ್ವೀಕರಿಸಿದೆ. ಕಡತದಲ್ಲಿ ಲಭ್ಯವಿರುವ ಆಧಾರಗಳನ್ವಯ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 30/08/2017 ರಂದು ಹೊರಡಿಸಿದ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಆಯುಕ್ತರವರು ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ನೀಡಿರುತ್ತಾರೆ. (ಎಲ್ಲಾ ಷರತ್ತುಗಳು ಅನ್ವಯಿಸುತ್ತವೆ)

30/8/17

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರಯೋಜನೆ-ಉತ್ತರ) ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

30/8/17

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0192/2016-17		
Application Type:	General	Zone:	East
Proposal Type:	Proposed Development	Ward:	Ward-78
Nature of Sanction:	New	Plot No Value:	60
Plot Use:	Residential	City Survey No.:	0.00
Location:	Ring-II	Property No.:	0.00
Land Use Zone:	Residential (Main)		
Locality/Street:	BENSON TOWN / MILLERS ROAD		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1321.21
DEDUCTION FOR		
Plot area deducted for Road Widening.		110.37
Total		110.37
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	1210.83
BALANCE AREA OF PLOT (Considered For Perm FAR)	(C)	1321.21
MAX. PERMISSIBLE COVERAGE AREA	(60%)	726.50
Proposed Coverage Area	(43.22%)	523.26
Achieved Net coverage area	(43.22%)	523.26
BALANCE COVERAGE AREA LEFT	(16.79%)	203.24
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.50)	3303.02
ADDITIONAL FAR		-
Residential FAR		2985.77
Proposed FAR Area		3010.09
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.29)	3025.09
BALANCE FAR AREA	(0.21)	277.93
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		4057.89

ARCHITECT'S SIGNATURE

DEVELOPER'S SIGNATURE

SPACE MATRIX
Space Matrix Architects And Planners

For Spectra Constructions Private Limited
Managing Director

MR. ANUP NAIK
(BLL/BL-3.2.3/A-1037/2002-03

Mr. C. CHANDRASHEKAR

SPECTRA CONSTRUCTIONS PVT LTD.
NO.5 1ST FLOOR,9TH CROSS,
INDIRANAGAR
BANGALORE-560038

OWNER'S SIGNATURE

1. Ms.LORNA RAYMOND

2. MR. WALTER RAYMOND

No.60 Millers Road Benson town, Bangalore 560046

PROJECT DESCRIPTION:

PROPOSED RESIDENTIAL APARTMENT BUILDING at Site No.60 (Old No.35) Situated in Millers Road, Civil Station, Ward No. 78 (Old Ward No. 91) Pulakeshi Nagar Bangalore PID No 91-96-60

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL BUILDING)	MultiDwelling Units	Bldg upto 15.0 mt. Ht.	

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	14	192.50	20	275.00
Visitor's Car Parking	2	27.50	0	0.00
Total Car	16	220.00	20	275.00
TwoWheeler	2	27.50	0	0.00
Total Area	-	247.50	-	814.96

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	SubStruc. Addition	Total FAR Area	Total BUArea	Tenement No.
A-1 (RESIDENTIAL BUILDING)	2985.77	2.96	3010.09	4042.89	14.00
Total	2985.77	2.96	3010.09	4042.89	14.00

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D4	0.75	2.10	05
D3	0.80	2.10	79
D2	0.90	2.10	66
D1	1.10	2.10	15

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W2	0.60	1.20	62
W1	0.80	2.50	28
W	2.40	1.80	13
DW1	2.40	2.10	41
W3	2.40	2.10	01
W1	2.40	2.10	02
FD2	4.65	2.10	05
SD1	5.88	2.10	09

FLOORWISE FAR STATEMENT: A (RESIDENTIAL BUILDING)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Void Deduction	SubStruc. Deduction	Parking Deduction	Residential FAR Area	SubStruc. Addition	Total FAR Area	Tenement No.
Terrace Floor...	163.58	21.41	0.00	18.94	0.00	123.23	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	634.30	0.00	5.70	0.00	4.08	0.00	0.00	624.52	0.00	624.52	3.00
Third Floor...	634.30	0.00	5.70	0.00	4.08	0.00	0.00	624.52	0.00	624.52	3.00
Second Floor...	634.30	0.00	5.70	0.00	4.08	0.00	0.00	624.52	0.00	624.52	3.00
First Floor...	608.16	0.00	5.70	0.00	4.08	0.00	0.00	598.38	0.00	598.38	3.00
Ground Floor...	523.25	0.00	5.70	0.00	3.74	0.00	0.00	513.81	0.00	513.81	2.00
Basement Floor...	844.99	0.00	5.70	0.00	0.00	0.00	814.96	0.00	2.96	24.33	0.00
Total	4042.89	21.41	34.20	18.94	20.06	123.23	814.96	2985.77	2.96	3010.09	14.00

N

TITLE

SITE PLAN

SCALE - 1:100

SHEET NO. 01 OF 05