

1.66 X 2.60 X 2 8.66 construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall 1.68 X 3.28 X 1 5.43 also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the 1.66 X 6.71 X 1 11.14 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. 1,67, X 3,39 X 1 5,64 4. At any point of time No Applicant/Builder/Owner/Contractor shall engage a construction, worker in his site or 1,66°X 5.64 X 1 9.37 workplace who is not registered with the "Karnataka Building and other Construction Workers Welfare Board" 1,66°X 3,40 X 1 5,65 1,66 X 3.20 X 1; 5.31 1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction 1.66 X 3.25 X 1 5.38 workers in the labour camps / construction sites. - -----1.66'X 9.67 X 1 16.04 2. 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. 1.66 X 2.99 X 1 4.97 4. Obtaining NOC from the Labour Department before commencing the construction work is a must. 1.66 X 2.60 X 2 8.66 5. BBMP will not be responsible for any dispute that may arise in respect of property in question. 1.66,X 3.28 X 1: 5.43 6. In case if the documents submitted in respect of property in question is found to be false or fabricated, 1.88 X 6.71 X 1 11.14 the plan sanctioned stands cancelled automatically and legal action will be initiated. 1.87 X 3.39 X 1 5.64 As per Commissioner Revised Circular No. Addi.DTP.JD(N)/DM3/PR/320/15-16 dt: 04-09-2015. 1.66 X 5.64 X 11 9.37 II. FEE DETAILS: The Applicant has paid Rs.1598000/- vide reciept No. RE- ifms 331 - TP/000220 III. NOC DETAILS: dated: 05 -07-2017 for the following:-Name of the Statutory Licence Fees Ground Rent 1 Fire Force Department ; Betterment Charges a) For Building 2 Airport Authority of India, NOT APPLICABLE b) For Site Security Deposit the letter Plan copy charges 1% Labour Cess Service Charges Lake Improvement charges Statutory BW\$SB Compound Wall Body should Acknowledgement copy steking NOC be adhered NOT APPLICABLE The Applicant has produced acknowledgement for having received the cess remitted wide receipt no HO / 24035/2017 dated: 29-06-2017

Terrace Floor.

Second Floor...

Ground Floor...

Basement Floor...

BALCONY CALCULATION:

FIRST FLOOR

AREA

51.41

1.10 X 8.40 X 1 3.74

1.10 X 3.20 X 1; 3.52

1.10 X 3.25 X 1 3.56

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 1,40 X 3,28 X 1 3,59

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

1.66,X 3.20 X 1 5.31

1.66 X 3.25 X 1 5.38

1.66 X 2.99 X 1: 4.97

1.68 X 2.60 X 2 8.66

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

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 18.04

1.68 X 2.99 X 1 4.97

1.66 X 9.67 X 1, 16.04

FOURTH FLOOR 1.66 X 3.40 X 1 5.65

SECOND FLOOR | 1,66 X 3.40 X 1 5.65

STAIR HEAD RM.

TERRACE FLR LVL

SSL +14.95 M

ROC ROCE O, WIN THICK GO M20

4th FLOOR LVL

FFL +12.00 M

FFL +9.05 M

2nd FLOOR LVL

1st FLOOR LVL

RETAINING WALL TO STHUCTURAL DETAIL

BASEMENT FLR LVL

-3.45 M

FFL +3.15 M

FFL +6,10 M

- RAILING AS/DETAIL

RAILING AS/DETAIL

RAILING AS/DETAY.

··· RAILING AS/DETAIL

" RCC BEAR TO STRUCTURAL DETAILS

\$\$L +17.50 M

PARAPET WALL 0.SOMT HEASHT

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

46.If any owner I builder contravenes the provisions of Building Bye-laws and rules in force, the Architect/ Engineer / BBMP/Addi.Dir/JD NORTH/0192/2016-17 17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities Proposal Type: Proposed Development . Ward: Nature of Sanction: Plot No Value: 20.Construction or reconstruction of the building should be completed before the expiry of five years from the date of City Survey No.: 0.00 21. The building should not be occupied without obtaining " OCCUPANCY CERTIFICATE" from the competent authority. Residential (Main) 23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for Land Use Zone: storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity. BENSON TOWN / MILLERS ROAD 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 AREA OF PLOT (Minimum) 26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building Bye-faws 2003 shall Plot area deducted for Road Widening. NET AREA OF PLOT (Plot Area considered for COVERAGE)

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 1210.83 1321.21 BALANCE AREA OF PLOT (Considered For Perm.FAR) 29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction, and that 726.50 MAX. PERMISSIBLE COVERAGE AREA 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste 523.26 Proposed Coverage Area and should be processed in the Recycling processing unit of required capacity installed at site for its re-use/ disposal 523.26 Achieved Net coverage area (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building). 31. The structures with besement's shall be designed for structural stability and safety to ensure for soil stabilization. BALANCE COVERAGE AREA LEFT during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety PERMISSIBLE FAR (As per Zoning Regulation 2015) 2985.77 Residential FAR 33.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which 3010.09 Proposed FAR Area Substructure Area Add in FAR (Layout Lvl) 35.If any owner /ouilder contravenes the provisions of Building Bye-laws and rules in force, the Authority will inform the ACHIEVED NET FAR AREA BALANCE FAR AREA 36.The Builder/contracter/Professional responsible for supervision of work shall not materially and structurally deviate

ACHIEVED BUILT UP AREA ARCHÍTECT'S SIGNATURE DEVELOPER'S SIGNATURE of license. Before the expiry of two years, the owner/Developer shall give intimation to BBMP(santion authority) of

39. The applicant should relinquish the Road Widening area of 110.37 sqmts before issue of Commencement Certificate. |@{|Bongalora|}-41.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed MR. ANUP NAIK (BLL/BL-3.2.3/A-1037/2002-03

PERMISSIBLE BUILT UP AREA

For Spectro Constantions Private Circled Managing Director Mr. C. CHANDRASHEKAR

4057.89

SPACE MATRIX 57: SPECTRA CONSTRUCTIONS PVT.LTD. NO.5 1ST FLOOR 9TH CROSS, INDIRANAGAR BANGALORE-560038 No. 14, Carter (Carter) (Carte

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

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TOTAL

Rounding off Rs.127 TOTAL Rs.15,98,000

: Rs.7,15,468

: Rs.3,46,219

Rs.8,116

Rs.4,05,789

Rs.51,600 : Rs.6,227

; <u>Rs.5,000</u>

TOTAL Rs.6,16,500

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: Rs.15,97,873

BUILDING DETAILS

PID No 91-96-60

BBMP/Addi DivJD NORTH/0192/15-17 (RESIDENTIAL APARTMENT BUILDING PLAN SANCTION)

a) Consist of BF+GF+04UF (four upper floors) PROPOSED only.

3. Basement floor area is reserved for car parking shall not be converted for any other purpose.

K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.

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.

structure after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.

22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.

25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

28.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide

of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of

same to the registered Architect/Engineers/Supervisor in the arst instance, warn in the second instance, are

owners about the risk involved in the contravention of the provisions of the act, rules, Bye-laws, Zoning

the interition to start work in the form prescribed in Schedule-VI. Further the owner/Developer shall give

38. The Owner/Developer should abide to the outcome of final orders of Hon'ble Supreme court / High Court towards

intimation on completion of the foundation or footing of walls/columns of the foundation. Otherwise the plan

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM

(Hosadaagi hoodike): LD/95/LET/2013, dated: 01-04-2013 . 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

the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the

7. The Construction or reconstruction of building shall be commenced within a period of two(2) years from date of issue

34.Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008.

cancel the registration of the professional if the same is repeated in the third instance.

the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.

equipment and also to make provisions for telecom services as per Bye-law No. 25.

other materials endangering the safety of people / structures etc.in & around the site.

1. Sanction is accorded for Residential Apartment Building Situated At Katha No.60 Miller road, Pulakeshinagar Walt no.91, Bangalore.

4. Development charges towards moreasing the capacity of water supply, sanifary and power main has to be paid to

6. The applicant shall construct temporary tollets for the use of construction workers and it should be demolished after

7. The applicant shall insure all workmen involved in the construction work against any accident/untoward incidents

10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per-

1) The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom-

14 Permission shall be obtained from forest department for cutting trees before the commencement of the work.

Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the

19.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar

issue of license & within one month after its completion shall apply for permission to occupy the building.

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be

9. The applicant builder is prohibited from selling the setback area / open spaces and the common facility areas, which

12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris &

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping

2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to shy other use.

I. Plan is sanctioned subject to the following conditions:

garbage within the premises shall be provided.

removed and transported to near by dumping yard.

shall be accessible to all the tenants and occupants.

13. The applicant shall plant at least two trees in the premises:

registration if the same is repeated for the third time.

Standards making the building resistant to earthquake.

arising during the time of construction.

made available during inspections.

mentioned in the Bye-law 32(a).

persons together with the stepped entry.

sanction is deemed cancelled.

St. No. 23, 24, 25 & 26 are provided in the building.

workman and general public by erecting safe barricades.

32. Sufficient two wheeler parking shall be provided as por requirement.

shall be got approved from the Competent Authority if necessary.

Regulations, Standing Orders and Policy orders of the BBMP.

reservation of 10% Park and Open spaces in the plot proposed for development.

40. The applicant should submit KSPCB NOC before the issue of Commencement Certificate.

BWSSB and BESCOM if any.

the construction.

भूका धेनामको क्राक्ताता व्यक्ते

0.60 0.80 2.10 79
 0.90
 2.10
 66

 1.10
 2.10
 15

Total Area

814.96

4.65

	BUArea	Deduction	Deduction	Deduction	Deduction	Deduction	Deduction	FAR Area	Addition	FAR Area	No.	TERRACE FLOOR PLAN,
	163.58	21.41	0.00	18.94	0.00	123.23	0.00	0.00	0.00	0.00	0.00	SECTION AND ELEVATION
: 12	634.30	0.00	5.70	0.00	4.08	0.00	0.00	624.52	0.00	624.52	3.00	
	634.30	0.00	5.70	0.00	4.08	0.00	0.00	624.52	0.00	624.52	3.00	
	634.30	0.00	5.70	0.00	4.08	0.00	0.00	624.52	0.00	.624.52	3:00	
7.2	608.16	0.00	5.70	0.00	4.08	0.00	0.00	598.38	0.00	598.38	3.00	SCALE - 1:100
	523.25	0.00	5.70	0.00	3.74	0.00	0.00	513.81	0.00	513.81	2.00	
	844.99	0.00	5.70	0.00	0.00	0.00	814.96	0.00	2,96	24.33	0:00	SHEET NO. 05 OF 05
 	10.00	D4 44	04.00	40.04	00.00	400 00	04.600	2005 77	0.00	2040.00	14.00	

SPECTRA RAYWOODS

SPECIFICATIONS

Structure	Seismic Resistant (Zone II) RCC Structure with Block
D 0 Wr 1	Masonry for the Basement, Ground Floor and 4 Upper Floors
Doors & Windows	Main Door: Teak Wood Frame and Flush Shutter with
	Veneer & Polish
	Bedroom Doors: Hardwood Frame and Flush Shutter with
	Veneer & Polish
	Bathroom Door: Hardwood Frame and Flush Shutter with
	Laminate Finish
	Hardware: Stainless Steel Brushed Finish Hardware
	Windows: Powder Coated Aluminum/UPVC Glazed Sliding
	Shutters
	Ventilators: Powder Coated Aluminum with Provision for
	Exhaust Fan
Flooring	Lobby: Italian Marble/Granite Flooring (as per design)
	Staircase: Granite Flooring
	Basement: Concrete Flooring
	Foyer/Living/Dining: Italian Marble Flooring
	Master Bedroom: Laminated Wood Flooring
	Other Bedrooms: Vitrified Tiles
	Bathrooms: Ceramic Tiles
	Kitchen: Vitrified Tiles
	Balcony: Ceramic Tiles
	Utility: Ceramic Tiles
Paint	External: Exterior Grade Apex Paint
	Internal: Plastic Emulsion Paint
	M.S Work: Zinc Chromate Primer and Synthetic Enamel
	Paint
	Internal Lobbies: Plastic Emulsion Paint
Kitchen & Utility	Stainless Steel Sink with Single Drain Board for Kitchen &
	Utility
	Hot & Cold Water Mixer for Utility
	Glazed/Ceramic Tile Dado up to 2 ft. Height over Granite
	Counter for Kitchen
	Provision for Water Heater & Purifier
Landscaping	Professionally Designed Softscape and Hardscape
	External Lighting (as per design)
Elevators	Reputed make such as Schindler or Equipment
Security & Home	Intercom Facility
Automation	Audio Video Door Phone
	Occupancy Sensor in the Bathrooms
	CCTV Surveillance
Bathrooms	Italian Marble Counter with Ceramic Wash Basin
	Sanitary Fixtures of Reputed Make (Kohler or Equivalent)
	Chrome-Plated Fittings of Reputed Make (Kohler or
	Equivalent)
	Hot & Cold Water Mixer for Wash Basins

	Glazed/Ceramic Tile Dado up to False Ceiling
	False Ceiling (as per design)
Railing	Balcony: MS Railings with Enamel Paint Finish
	Staircase: MS Railings with Enamel Paint Finish
Electrical	Concealed PVC Conduits with Copper Wiring and Modular
	Switches
	Common Area – 100% Backup for Lighting, Lift and Pump
	Provision for AC in Living, Dining and Master Bedroom
	Television/Telephonic Points in Living, Master Bedroom and
	Guest Bedroom
	Provision for Exhaust Fan in Kitchen and Bathrooms
	Provision for Geyser in Bathrooms
	BESCOM Power: 6KW for 3 BHK and 8KW for 4 BHK
	DG Backup: 2KW for 3 BHK and 3KW for 4 BHK
Amenities	Gym