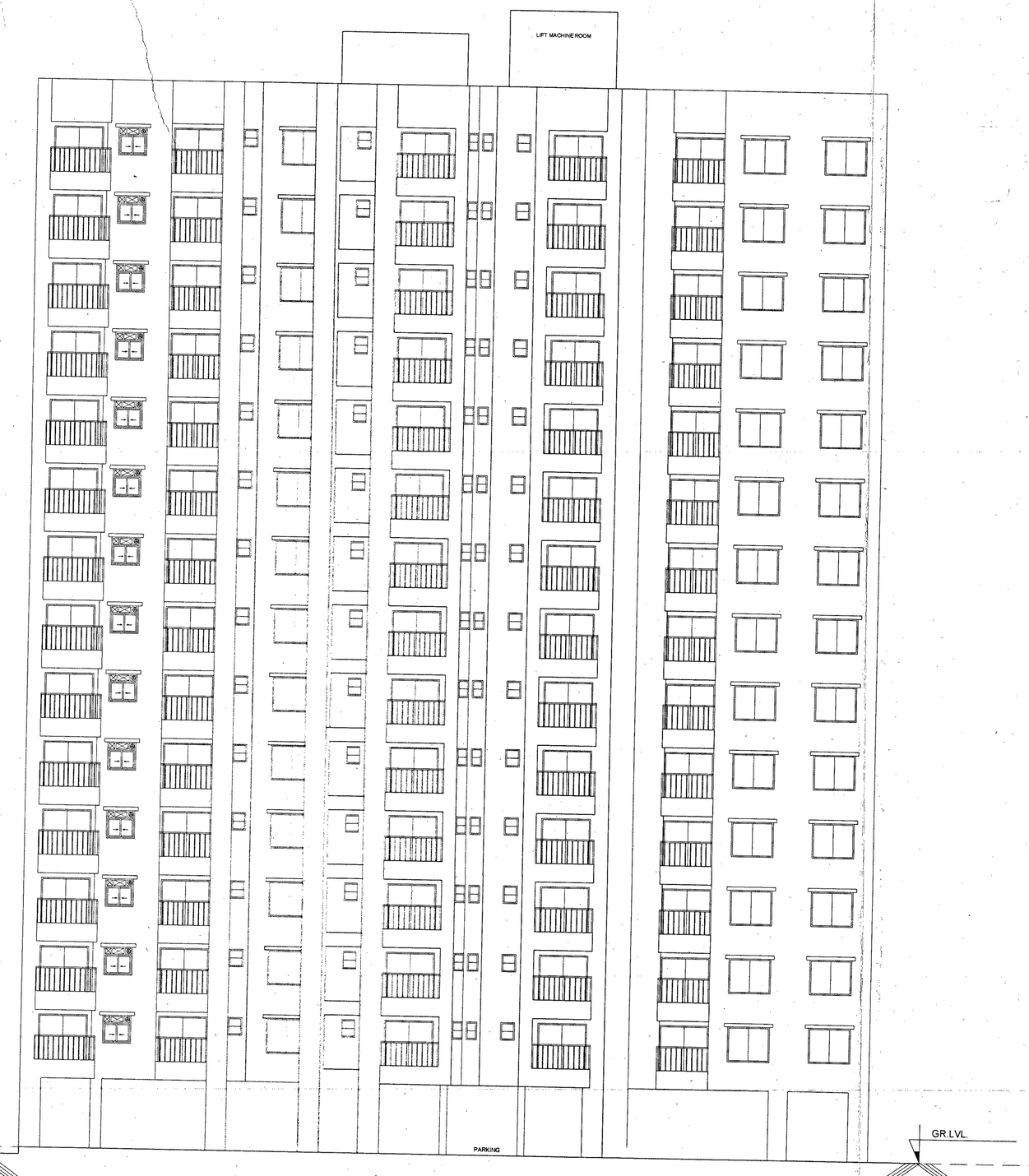
ELEVATION
SCALE : 1:100
TOWER 13 to 15



ELEVATION
SCALE : 1:100
TOWER 1 to 12

LP NO.BBMP/Addl. Dir/JD SOUTH / 0045 / 2018 - 19

Conditions: This Plan Sanctions issued subject to the following conditions

1. Sanction is accorded for the Proposed Residential Apartment On Khata No. 1/2/3/7/3, 7/5, 7/10/1/4/7/2/7/6, Uttarahalli manavarthe kaval, Uttarahalli Hobli, Ward No. 198, Rajarajeshwarinagar Zone, Bengaluru south taluk, Bengaluru.
   a) Construction of Building – 1, Tower – 1, 2, 3, 4, 5, 6 & 7 Consisting of BF+GF+14 UF
   b) Construction of Club House GF+2 UF
   c) Building – 2, Tower – 8, 9, 10, 11 & 12 Consisting of GF+14 UF With Common 2 Basement Floors
   d) Building – 3, Tower - 13, 14 and 15 Consisting of BF+GF+14 UF
2. Sanction is accorded for Residential use only. The use of the building shall not be devianted to any use.
3. Two Basement Floor areas, Part of Ground floor & Surface area reserved for 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 (Ds & D) code leaving 3.00mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.30 x 3.65m 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 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 before erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction 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.
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 repairfor 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 neighbors in the vicinity of construction and that the construction activities shall stop before 06.00 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 Recyclingprocessing unit of required capacity installed onsite for in-situ / 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 shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements 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. The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. 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.
35. The Owner / Association of the highrise 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 once in two years.
36. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
38. The Owner / Association of the highrise 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.
39. As per Building Bye-law 2003 Schedule IV-7.1 validity of registration for Architect/ Engineer / Supervisor/Structural Engineer by the authority shall be for a period of five 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 provisions of these bye-laws and rules in force, the authority shall inform the same to the registered Architect / Engineer / Supervisor / Structural Engineer in the first instance, warns in the second instance and cancel the registration if the same repeated for the third time.
40. As per Building Bye-law 2003 Schedule IV-8(i) The validity of Registration for Architect / Engineer / Supervisor / Structural Engineer shall not materially and structurally deviate from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws,Zoning Regulation, Standing Orders and Policy Orders of the Corporation.
41. All other conditions laid down by Bangalore Development Authority while approving the Development Plan Vide No. BDA/TPM/DLP-54/2014-15/1439/2018-19, Dated: 13 - 11 - 2018 for the project should be strictly adhered to.
42. 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 Karnataka vide ADDENDUM (ಮೇಲಿನಷರಾ ಹೆಚ್ಚುವರಿ) ಕಡತ ಸಂಖ್ಯೆ : 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 Construction 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 work place 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 document submitted in respect of property in question is found to be false of fabricated the plan sanctioned stands cancelled automatically and legal action will be initiated

II. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	Fire Force Department	No: GBC (1) / 256 / 2015, Docket No. : KSFES / NOC / 726 / 2017, dated: 28 - 02 - 2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2)	Airport Authority of India	AAI / BIA / ATM / NOC / BANG / SOUTH / B / 092413 / 16459 / 1379 - 83, dated: 05 - 11 - 2018	
3)	BSNL	DE / SAN / BG / S - 11 / VOL XIV / 10, dated: 27 - 09 - 2013.	
4)	BESCOM	ಮೂಲ(ಸಿ)/ಮಂಜೂರಾತಿ/ಎಲ್ಎಲ್-4/6-149/15-16/2399-02, Dated: 05 - 07 - 2016	
5)	SEIAA	SEIAA / 112 / CON / 2015 dated: 04 - 01 - 2019	
6)	KSPCB	PCB / 201 / CNP / 15 / HI 121, dated: 11 - 05 - 2016	
7)	BWSSB	BWSSB / EIC / CE(M) / ACE(M)-III / DCE(M)-I / TA(M)-III / 5412 / 2015 - 16, dated: 15 - 09 - 2015	

III. The Applicant has paid the fee vide Receipt No. RE - ifms 624 - TP / 000003, Dated: 09 - 04 - 2019 for the following:-

1. Licence Fees	:	1,62,51,128.00
2. Ground Rent	:	81,23,458.00
GST 18%	:	14,62,222.00
3. Betterment Charges a) For Building	:	3,61,043.00
4. Security Deposit	:	1,80,52,129.00
5. Plan copy charges	:	2,20,000.00
6. Compound Wall Charges	:	20,000.00
7. 1% Service Charge on Labour Cess to be paid to BBMP	:	3,28,242.00
TOTAL	:	4,48,18,222.00

SAY Rs. 4,48,20,000.00

ಕಛೇರಿ ಟಿಪ್ಪಣಿ:
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ ಅವರ ದಿನಾಂಕ : 16/9/2019 ರಂದು ಸಲ್ಲಿಸಿದೆ.
ಆ.ಕಂ.ಅ.(ಪೂರ್ವ) ದಿನಾಂಕ: 16/10/19
ಸಹಾಯ ಕಂದಾಯ ಅಧಿಕಾರಿ ಅವರಿಗೆ ಸಲ್ಲಿಸಿದೆ
ಆಡಳಿತಾಧಿಕಾರಿ ದಿನಾಂಕ: 25/10/19 ರಂದು
ಹೆಚ್ಚುವರಿ ಕಂದಾಯ ಆಯುಕ್ತರವರಿಗೆ ಸಲ್ಲಿಸಿದೆ.
(ಎಲ್ಎಲ್ಎ ಕಡತ ಮಾತ್ರ)

ಹೆಚ್ಚುವರಿ ಕಂದಾಯ ಆಯುಕ್ತರು
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು

8. Labour Cess :

The Applicant has paid Rs. 3,24,96,000/- Vide Receipt No. HO/3038/2019, RTGS UTR No. SBINR52019040800123742, dated: 08 - 04 - 2019.

ARA&STATEMENT (BBMP)	VERSION NO: 1.0.9
	VERSION DATE: 01/10/2018
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD SOUTH/0045/18-19	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 1
Nature of Sanction: New	City Survey No.: 7/3,7/5,7/10,7/4,7/2&7/6
Location: Rural	Khata No. (As per Khata Extract):
Building Line Specified as per Z.R: NA	Locality / Street of the property: UTTARAHALLI MANAVARTHE KAVAL, UTTARAHALLI HOBLI, BENGALURU SOUTH TALUK

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	62522.19
Deduction for hatch/ Area		
Road Widening Area		653.59
Khaneshmari Area		607.02
Total		1260.61
NET AREA OF PLOT	(A-Deductions)	61261.58
Deduction for Balance Plot Area		
Road Widening Area		653.59
COP Area		3102.98
Amenity Area		6201.78
Khaneshmari Area		607.02
Total		10565.38
BALANCE AREA OF PLOT	(A-Deductions)	52695.20
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		32043.54
Proposed Coverage Area (17.64 %)		10374.48
Achieved Net coverage area (17.64 %)		10374.48
Balance coverage area left (32.36 %)		19669.06
FAR CHECK		21769.06
Permissible F.A.R. as per zoning regulation 2015 (2.25)		132057.90
Additional F.A.R within Ring I and II for amalgamated plot -		0.00
Allowable TDR Area (60% of Perm.FAR) -		0.00
Allowable max. F.A.R Plot within 150.00 meters of Metro station (-)		0.00
Total Perm. FAR area (2.25)		132057.90
Residential FAR (88.00%)		131495.48
Proposed FAR Area		131472.95
Achieved Net FAR Area (2.23)		131472.95
Balance FAR Area (0.02)		1094.14
BULT UP AREA CHECK		
Proposed Built-Up Area		185209.31
Achieved Built-Up Area		185408.43

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
BUILDING 01 (TOWER 00)	Residential	Apartment	Highrise	R
BUILDING 01 (TOWER 03)	Residential	Apartment	Highrise	R
BUILDING 01 (TOWER 04)	Residential	Apartment	Highrise	R
BUILDING 01 (TOWER 05)	Residential	Apartment	Highrise	R
BUILDING 01 (TOWER 06)	Residential	Apartment	Highrise	R
BUILDING 01 (TOWER 07)	Residential	Apartment	Highrise	R
BUILDING 02 (TOWER 08)	Residential	Apartment	Highrise	R
BUILDING 02 (TOWER 09)	Residential	Apartment	Highrise	R
BUILDING 02 (TOWER 10)	Residential	Apartment	Highrise	R
BUILDING 02 (TOWER 11)	Residential	Apartment	Highrise	R
BUILDING 02 (TOWER 12)	Residential	Apartment	Highrise	R
BUILDING 03 (TOWER 13)	Residential	Apartment	Highrise	R
BUILDING 03 (TOWER 14)	Residential	Apartment	Highrise	R
BUILDING 03 (TOWER 15)	Residential	Apartment	Highrise	R
BUILDING 01 (CLUB HOUSE)	Residential	Apartment	Highrise	R
BUILDING 01 (TOWER 01)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

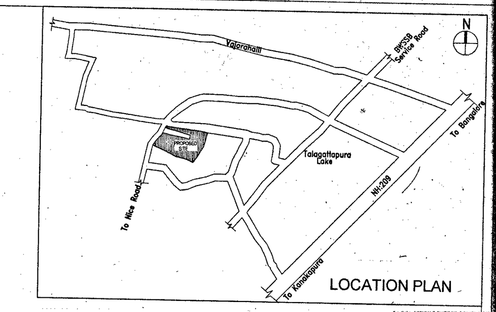
Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.Area	Car Reqd.	Car Prop.
BUILDING 01 (TOWER 00)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 01 (TOWER 03)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 01 (TOWER 04)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 01 (TOWER 05)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 01 (TOWER 06)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 01 (TOWER 07)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 02 (TOWER 08)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 02 (TOWER 09)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 02 (TOWER 10)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 02 (TOWER 11)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 02 (TOWER 12)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 03 (TOWER 13)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 03 (TOWER 14)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 03 (TOWER 15)	Residential	Apartment	50 - 225	1	-	1	112	-
Total			-	-	-	1344	1736	

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt)	Achieved No.	Achieved Area (Sq.mt)
Car	1344	38400.00	1736	23732.50
Visitor's Car Parking	144	1890.00	0	0.00
Total Car	1488	20400.00	1736	23732.50
Two/Three wheeler	-	1890.00	-	0.00
Other Parking	-	-	-	20040.50
Total		22440.00		43773.00

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Bulit Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Addl FAR Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area Inter Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
BUILDING 01 (TOWER 00)	1	10379.96	0.00	10379.96	30.84	162.00	51.36	336.62	9.75	0.00	470.08	9319.30	0.00	9319.30	112	203.58
BUILDING 01 (TOWER 03)	1	10187.70	0.00	10187.70	30.84	162.00	51.36	355.42	9.75	0.00	462.43	9115.96	0.00	9115.96	112	199.78
BUILDING 01 (TOWER 04)	1	10187.70	0.00	10187.70	30.84	162.00	51.36	355.42	9.75	0.00	462.43	9115.96	0.00	9115.96	112	199.78
BUILDING 01 (TOWER 05)	1	10379.96	0.00	10379.96	30.84	162.00	51.36	336.62	9.75	0.00	470.08	9319.63	0.00	9319.63	112	203.61
BUILDING 01 (TOWER 06)	1	10187.70	0.00	10187.70	30.84	162.00	51.36	355.42	9.75	0.00	462.43	9115.96	0.00	9115.96	112	199.78
BUILDING 01 (TOWER 07)	1	10379.96	0.00	10379.96	30.84	162.00	51.36	336.62	9.75	0.00	470.08	9319.30	0.00	9319.30	112	203.58
BUILDING 02 (TOWER 08)	1	32393.13	0.00	32393.13	30.84	248.40	51.36	380.75	293.63	426.62	21299.35	8597.18	265.03	9862.22	112	477.04
BUILDING 02 (TOWER 09)	1	10187.70	0.00	10187.70	30.84	162.00	51.36	355.42	9.75	0.00	462.43	9115.96	0.00	9115.96	112	199.78
BUILDING 02 (TOWER 10)	1	10187.70	0.00	10187.70	30.84	162.00	51.36	355.42	9.75	0.00	462.43	9115.96	0.00	9115.96	112	199.78
BUILDING 02 (TOWER 11)	1	10187.70	0.00	10187.70	30.84	162.00	51.36	355.42	9.75	0.00	462.43	9115.96	0.00	9115.96	112	199.78
BUILDING 02 (TOWER 12)	1	10379.96	0.00	10379.96	30.84	162.00	51.36	336.62	9.75	0.00	470.08	9319.30	0.00	9319.30	112	203.58
BUILDING 03 (TOWER 13)	1	7039.73	0.00	7039.73	32.68	162.00	70.81	198.51	4.20	0.00	309.75	6261.78	0.00	6261.78	112	164.36
BUILDING 03 (TOWER 14)	1	7039.73	0.00	7039.73	32.68	162.00	70.81	198.51	4.20	0.00	309.75	6261.78	0.00	6261.78	112	164.36
BUILDING 03 (TOWER 15)	1	7039.73	0.00	7039.73	32.68	162.00	70.81	198.51	4.20	0.00	309.75	6261.78	0.00	6261.78	112	164.36
BUILDING 01 (CLUB HOUSE)	1	1790.13	215.14	1574.99	91.75	12.00	17.28	0.45	85.68	0.00	0.00	1358.83	0.00	1358.83	00	1358.83
BUILDING 01 (TOWER 01)	1	27475.92	0.00	27475.92	30.84	237.60	51.36	367.98	210.48	344.81	16538.27	9591.66	143.13	9684.80	112	425.94
Grand Total:	18	185424.41	215.14	185209.27	559.87	2904.00	846.03	4832.00	699.87	771.23	43421.84	131995.27	408.16	131474.45	1680.00	4754.43



LOCATION PLAN

OWNER SIGNATURE :

Rep By IRFAN RAZACK
M/S PRESTIGE ESTATE PROJECTS LTD
M S SUDHARANI (OWNER)
@1,FALCON HOUSE,MAIN GUARD CROSS ROAD, BANGALORE 560 001

ARCHITECTS SIGNATURE :

SHASHIDHARA. N.R
BCC/BL/0.2.3/E-1085/92-93

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT ON KHATA No. 01, Sy No. 7/3, 7/5, 7/10, 7/4, 7/2 & 7/6, UTTARAHALLI MANAVARTHE KAVAL, UTTARAHALLI HOBLI, WARD NO. 198, BENGALURU SOUTH TALUK

DRAWING TITLE :

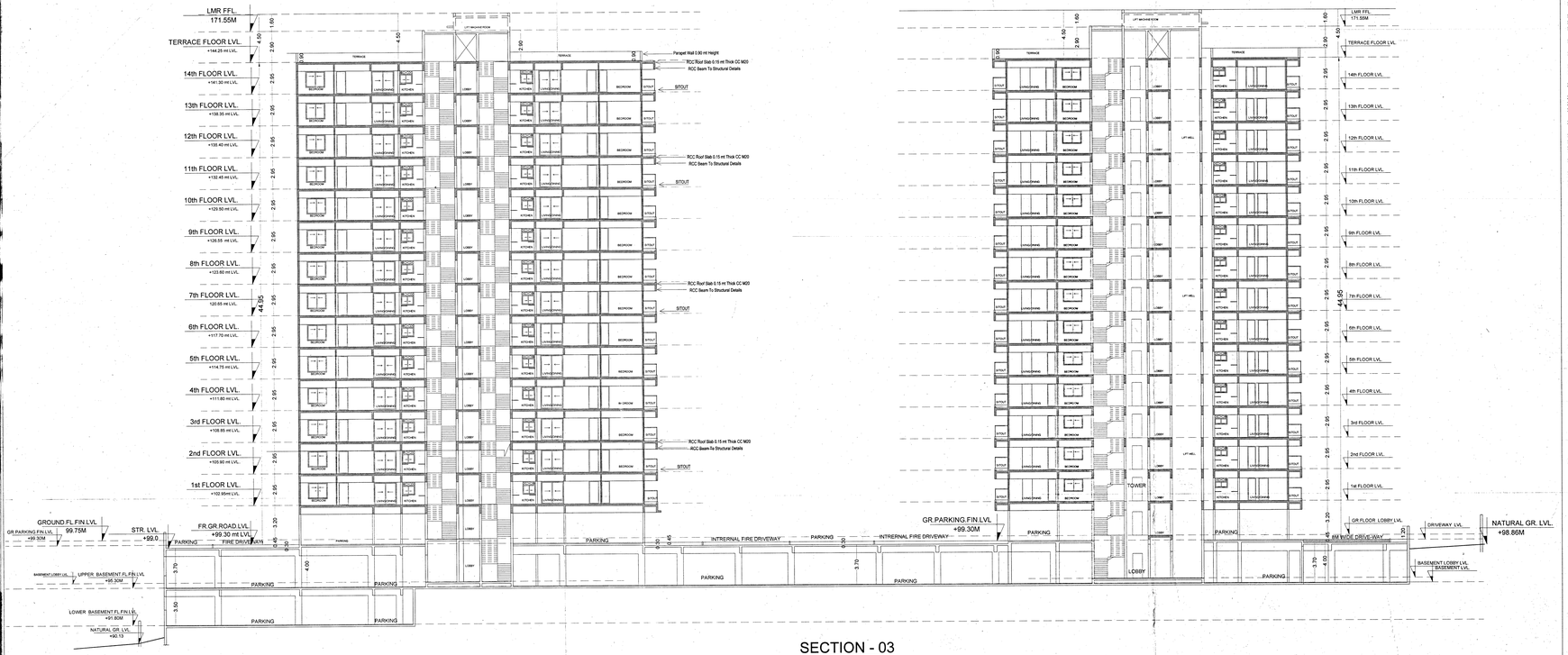
ELEVATION

SHEET NO :-	SCALE :-	ORIENTATION :
22 OF 22	1:100	

SANCTION DRAWING

ARCHITECT:

Venkataramanan Associates
ARCHITECTURE · URBAN DESIGN
10/2 , O'SHAUGHNESSY ROAD, LANGFORD GARDENS, BANGALORE- 560 025



LP NO.BBMP/Addl. Dir/ID SOUTH / 0045 / 2018 - 19

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   c) Building – 2, Tower – 8, 9, 10, 11 & 12 Consisting of GF+14 UF With Common 2 Basement Floors
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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 applicate shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.30 x 3.65m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 23.
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 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 (N-8 (a) 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 before erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction 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.
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 repairfor 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 13 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-way.
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 neighbors in the vicinity of construction and that the construction activities shall stop before 06:00 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 into the premises / disposed.
   (Applicable for Residential units of 50 and above and 5000 sqm and above built up area for Commercial building).
31. The structures with basements shall be designed for structural stability and safety against water pressure and to ensure for soil stabilization during the course of excavation for basements 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. The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. 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.
35. The Owner / Association of the highrise 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 once in two years.
36. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
38. The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
39. As per Building Bye-laws 2003 Schedule IV-7.1 validity of registration for Architect/Engineer / Supervisor/Structural Engineer by the authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the authority. The application for renewal shall be made to the authority one month before the date of expiry of the registration, If any owner/builder contravenes the provisions of these bye-laws and rules in force, the authority shall inform the same to the registered Architect / Engineer / Supervisor / Structural Engineer in the first instance, warn in the second instance and cancel the registration if the same repeated for the third time.
40. As per Building Bye-law 2003 Schedule IV-8(1) The validity of Registration for Architect / Engineer / Supervisor / Structural Engineer shall not materially and structurally deviate from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws,Zoning Regulation, Standing Orders and Policy Orders of the Corporation.
41. All other conditions laid down by Bangalore Development Authority while approving the Development Plan Vide No. BDA/TP/NZLP-542014-15/4365/018-19, Dated: 13 - 11 - 2018 for the project should be strictly adhered to.
42. 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 Karnataka vide ADDENDUM (ಪರಿಷ್ಕರಣೆ ಪತ್ರ) NO. LD/461 CTI/2013, DATED: 21-04-2015.

1. 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.
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 work place 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 document submitted in respect of property in question is found to be false of fabricated the plan sanctioned stands cancelled automatically and legal action will be initiated

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	Fire Force Department	No: EBC (1) / 256 / 2015, Docket No. KSFRS / NOC / 726 / 2015, dated: 28 - 02 - 2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2)	Airport Authority of India	AAI / BIA / ATM / NOC / BANG / SOUTH / B / 092017 / 16976 / 139 - 83, dated: 05 - 11 - 2018	
3)	BSNL	DE / SAN / BG / LS - 11 / VOL XIV / 10, dated: 27 - 09 - 2013	
4)	BESCOM	ಕ�similar(L)/ಹಿಂದೆ/ಎಸ್ಎಸ್/ಬೆಂಗ-4/B-148/15-16/2399-402, Dated: 05 – 07 – 2016	
5)	SEIAA	SEIAA / 112 / CON / 2015 dated: 04 - 01 - 2019	
6)	KSPCB	PCB / 201 / CNP / 15 / H 121, dated: 11 - 05 - 2016	
7)	BWSSB	BWSSB / EIC / CEOM / ACE(M-III) / DCE(M)-I / TA(M)-III / 6612 / 2015 - 16, dated: 15 - 09 - 2015	

III. The Applicant has paid the fee vide Receipt No. RE - ibms 624 - TP / 000003, Dated: 09 - 04 - 2019 for the following:

1.	Licence Fees	: 1,62,51,128.00
2.	Ground Rent GST 18%	: 81,23,456.00 14,62,222.00
3.	Betterment Charges of Per Building	: 3,61,043.00
4.	Security Deposit	: 1,80,52,129.00
5.	Plan copy charges	: 2,20,000.00
6.	Compound Wall Charges	: 20,000.00
7.	1% Service Charge on Labour Cess to be paid to BBMP	: 3,28,242.00
	TOTAL	: 4,48,18,222.00
		SAY Rs. 4,48,20,000.00

8. Labour Cess :
The Applicant has paid Rs. 3,24,96,000/- Vide Receipt No. HO/303/8/2019, RTGS UTR No. SBINR52019040800123742, dated: 08 - 04 - 2019

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
	VERSION DATE: 01/10/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: BBMP/Addl.Dir/ID SOUTH/0045/18-19	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Planning District: 5
Nature of Sanctioned: New	City Survey No.: 1/2,7/3,7/5,7/6,7/8
Location: Ward-198	Khata No. (As per Khata Extract): 1/2,7/3,7/5,7/6,7/8,7/7,7/10,7/14,7/17
Building Line Specified as per Z.R. NA	Locality / Street of the property: UTTARAHALLI MANAVARTHE KAVAL, UTTARAHALLI HOBLI, BENGALURU SOUTH TALUK
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	42922.49
Deductions for Roads and Widening Area	
Net Area of Site	39178
Km/Widened Area	837.22
Total	1295.51
NET AREA OF PLOT	37881.88
Deductions for Roads and Widening Area	
Net Area for Building Use	3432.56
CDP Area	2102.86
Amenity Area	3271.75
Km/widened Area	837.22
Total	9644.39
BA. NAME AREA OF PLOT	28237.49
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	10543.74
Proposed Coverage Area (17.94 %)	10274.48
Achieved Net coverage area (17.94 %)	10274.48
Balance coverage area left (32.06 %)	17799.28
FAR CHECK	
Permissible F.A.R. as per zoning regulation (2.25)	63557.89
Additional F.A.R within Ring road 1 (for amalgamated plot)	0.00
Additional F.A.R within Ring road 2 (for amalgamated plot)	0.00
Allowable TDR F.A.R (for plots 1500.00 sq.mts or more relaxed)	0.00
Total Perm. FAR area (2.25)	63557.89
Residential FAR (99.00%)	61145.46
Proposed FAR Area	61147.08
Achieved Net FAR Area (1.61)	61147.08
Balance FAR Area (0.64)	2410.81
BUILT UP AREA CHECK	
Proposed BuiltUp Area	185259.31
Achieved BuiltUp Area	185259.42

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
BUILDING 1(TOWER-1)	Residential	Apartment	Highrise	R
BUILDING 2(TOWER-2)	Residential	Apartment	Highrise	R
BUILDING 3(TOWER-3)	Residential	Apartment	Highrise	R
BUILDING 4(TOWER-4)	Residential	Apartment	Highrise	R
BUILDING 5(TOWER-5)	Residential	Apartment	Highrise	R
BUILDING 6(TOWER-6)	Residential	Apartment	Highrise	R
BUILDING 7(TOWER-7)	Residential	Apartment	Highrise	R
BUILDING 8(TOWER-8)	Residential	Apartment	Highrise	R
BUILDING 9(TOWER-9)	Residential	Apartment	Highrise	R
BUILDING 10(TOWER-10)	Residential	Apartment	Highrise	R
BUILDING 11(TOWER-11)	Residential	Apartment	Highrise	R
BUILDING 12(TOWER-12)	Residential	Apartment	Highrise	R
BUILDING 13(TOWER-13)	Residential	Apartment	Highrise	R
BUILDING 14(TOWER-14)	Residential	Apartment	Highrise	R
BUILDING 15(TOWER-15)	Residential	Apartment	Highrise	R
BUILDING 16(CLUB HOUSE)	Residential	Apartment	Highrise	R
BUILDING 17(SERVICE TOWER-01)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
BUILDING 1(TOWER-1)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 2(TOWER-2)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 3(TOWER-3)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 4(TOWER-4)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 5(TOWER-5)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 6(TOWER-6)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 7(TOWER-7)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 8(TOWER-8)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 9(TOWER-9)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 10(TOWER-10)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 11(TOWER-11)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 12(TOWER-12)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 13(TOWER-13)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 14(TOWER-14)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
BUILDING 15(TOWER-15)	Residential	Apartment	50 - 225	1	-	1	1 Q	-
	Total			-	-	-	15nos	17Qs

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	1nos	34400.00	1Qs	2212.50
Visitor's Car Parking	1qs	1890.00	1	2.50
Total Car	1qs	36290.00	1Qs	2215.00
Total Bike	-	1890.00	0	0.00
Other Parking	-	-	20340.39	
Total		38180.00	22555.39	

FAR & Tenement Details

Block	No. of Same Blks	Gross Floor Area Sq.Mts (Sq.mt.)	Deduction From Gross Floor Area Sq.Mts (Sq.mt.)	Total Floor Area Sq.Mts (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed Floor Area Sq.Mts (Sq.mt.)	Add Area Sq.Mts (Sq.mt.)	Total Floor Area (Sq.mt.)	Total FAR	Change Of Floor Area Between
					StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Deac					
BUILDING 1(TOWER-1)	1	10279.98	0.00	10279.98	30.84	162.00	51.30	336.92	8.75	0.00	473.38	1019.00	0.00	10109.00	1.12	203.38	
BUILDING 2(TOWER-2)	1	10187.75	0.00	10187.75	30.84	162.00	51.30	355.42	8.75	0.00	462.43	1019.00	0.00	10115.00	1.12	185.75	
BUILDING 3(TOWER-3)	1	10187.75	0.00	10187.75	30.84	162.00	51.30	355.42	8.75	0.00	462.43	1019.00	0.00	10115.00	1.12	185.75	
BUILDING 4(TOWER-4)	1	10279.98	0.00	10279.98	30.84	162.00	51.30	336.29	8.75	0.00	473.38	1019.00	0.00	10109.00	1.12	203.81	
BUILDING 5(TOWER-5)	1	10187.75	0.00	10187.75	30.84	162.00	51.30	355.42	8.75	0.00	462.43	1019.00	0.00	10115.00	1.12	185.75	
BUILDING 6(TOWER-6)	1	10187.75	0.00	10187.75	30.84	162.00	51.30	355.42	8.75	0.00	462.43	1019.00	0.00	10115.00	1.12	185.75	
BUILDING 7(TOWER-7)	1	32300.03	0.00	32300.03	30.84	246.40	51.30	385.75	200.63	439.02	2126.35	3387.00	205.03	3662.03	1.13	477.34	
BUILDING 8(TOWER-8)	1	10187.75	0.00	10187.75	30.84	162.00	51.30	355.42	8.75	0.00	462.43	1019.00	0.00	10115.00	1.12	185.75	
BUILDING 9(TOWER-9)	1	10187.75	0.00	10187.75	30.84	162.00	51.30	355.42	8.75	0.00	462.43	1019.00	0.00	10115.00	1.12	185.75	
BUILDING 10(TOWER-10)	1	10187.75	0.00	10187.75	30.84	162.00	51.30	355.42	8.75	0.00	462.43	1019.00	0.00	10115.00	1.12	185.75	
BUILDING 11(TOWER-11)	1	10279.98	0.00	10279.98	30.84	162.00	51.30	336.92	8.75	0.00	473.38	1019.00	0.00	10109.00	1.12	203.38	
BUILDING 12(TOWER-12)	1	7539.73	0.00	7539.73	32.58	162.00	70.61	196.51	4.25	0.00	309.75	630.75	0.00	6301.75	1.12	164.38	
BUILDING 13(TOWER-13)	1	7539.73	0.00	7539.73	32.58	162.00	70.61	196.51	4.25	0.00	309.75	630.75	0.00	6301.75	1.12	164.38	
BUILDING 14(TOWER-14)	1	7539.73	0.00	7539.73	32.58	162.00	70.61	196.51	4.25	0.00	309.75	630.75	0.00	6301.75	1.12	164.38	
BUILDING 15(CLUB HOUSE)	1	1390.13	215.14	1614.98	61.75	12.00	17.28	8.45	80.88	0.00	12.00	1358.82	0.00	1358.82	.08	1358.82	
BUILDING 16(SERVICE TOWER-01)	1	2470.92	0.00	2470.92	30.84	237.60	51.30	367.98	210.46	344.91	1638.27	857.08	140.13	3664.80	1.12	433.34	
Grand Total	16	185424.41	215.14	185639.27	509.87	3604.00	840.03	4832.00	688.87	771.23	12421.34	15392.27	450.16	172474.46	1.60.08	4754.43	

OWNER SIGNATURE :

Rep By IRFAN RAZACK
M/S PRESTIGE ESTATE PROJECTS LTD
M S SUDHARANI (OWNER)
@ FALCON HOUSE, MAHADEVAPURA ROAD, BANGALORE 560 001

ARCHITECTS SIGNATURE :

SHASHIDHARA. N.R.
BCC/BL/3.2.3/E-1085/02-03

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT ON KHATA No. 01, Sy No. 7/3, 7/5, 7/10, 7/14, 7/17 & 7/8, UTTARAHALLI MANAVARTHE KAVAL, UTTARAHALLI HOBLI, WARD NO. 198, BENGALURU SOUTH TALUK

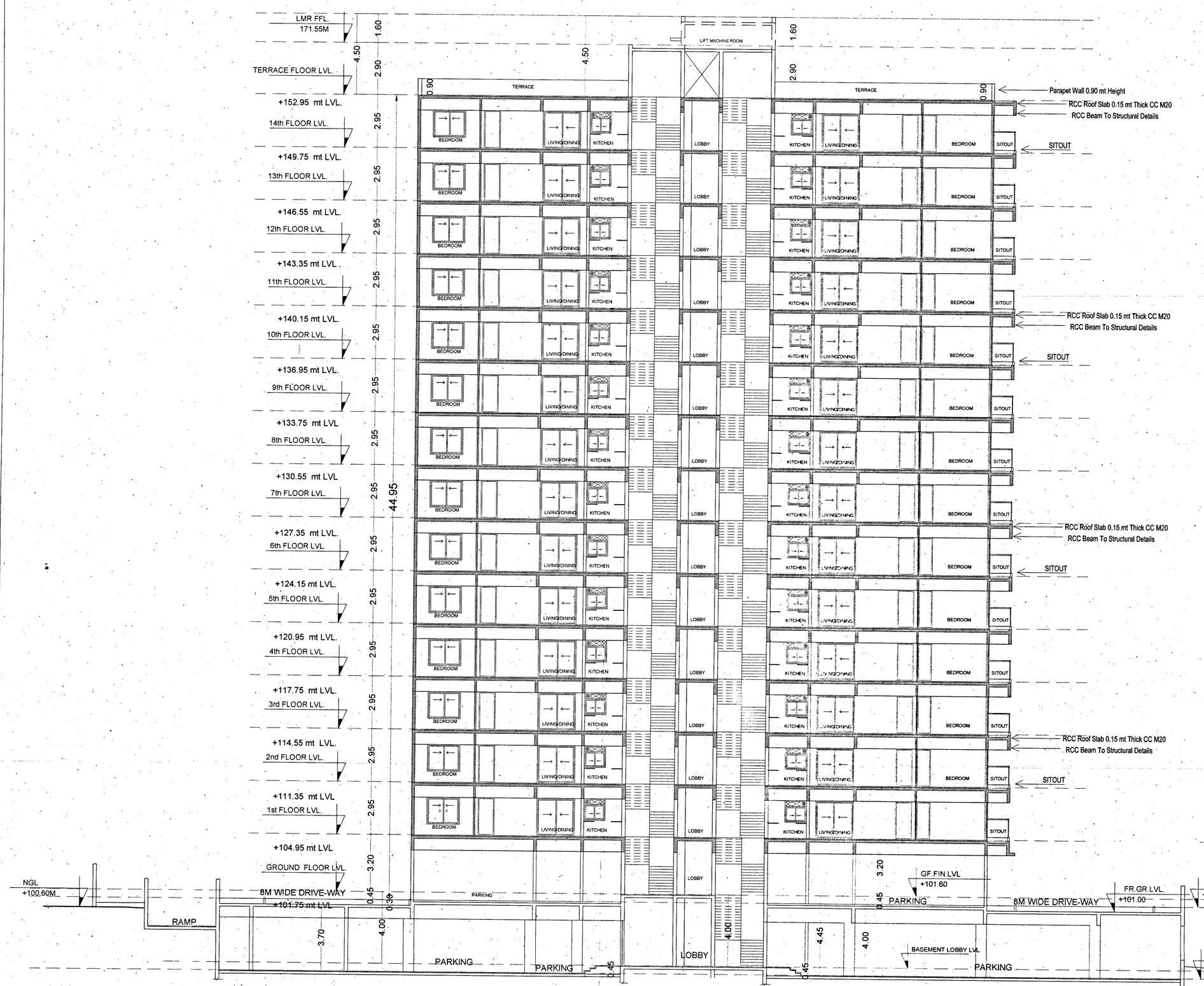
DRAWING TITLE :

SECTION - 03

SHEET NO :-	SCALE :-	ORIENTATION :
20 OF 22	1:100	

SANCTION DRAWING

ARCHITECT:
Venkataramanan Associates
ARCHITECTURE · URBAN DESIGN
102 , O'SHAUGHNESSY ROAD, LANGFORD GARDENS, BANGALORE-560 025



SECTION - 04

LP NO.BBMP/Addl. Dir/JD SOUTH / 0045 / 2018 - 19

Conditions: This Plan Sanctions issued subject to the following conditions

1. Sanction is accorded for the Proposed Residential Apartment On Khata No. 1/2/3/7/3, 7/5, 7/10/7/4/7/2/7/6, Uttarahalli manavarthe kaval, Uttarahalli Hobli, Ward No. 198, Rajarajeshwarinagar Zone, Bengaluru south taluk, Bengaluru.
   a) Construction of Building – 1, Tower – 1, 2, 3, 4, 5, 6 & 7 Consisting of BF+GF+14 UF
   b) Construction of Club House GF+2 UF
   c) Building – 2, Tower – 8, 9, 10, 11 & 12 Consisting of GF+14 UF With Common 2 Basement Floors
   d) Building – 3, Tower - 13, 14 and 15 Consisting of BF+GF+14 UF
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use.
3. Two Basement Floor areas, Part of Ground floor & Surface area reserved for 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 / unforeseen 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 3.00mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.30 x 3.65m 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 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 before erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction 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.
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 repairfor 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 neighbors in the vicinity of construction and that the construction activities shall stop before 06.00 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 Recyclingprocessing unit of required capacity installed onsite 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 shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements 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. The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. 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.
35. The Owner / Association of the highrise 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 once in two years.
36. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
38. The Owner / Association of the highrise 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.
39. As per Building Bye-law 2003 Schedule IV-7.1 validity of registration for Architect/ Engineer / Supervisor/Structural Engineer by the authority shall be for a period of five 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 provisions of these bye-laws and rules in force, the authority shall inform the same to the registered Architect / Engineer / Supervisor / Structural Engineer in the first instance, warm in the second instance and cancel the registration if the same repeated for the third time.
40. As per Building Bye-law 2003 Schedule IV-8(i) The validity of Registration for Architect / Engineer / Supervisor / Structural Engineer shall not materially and structurally deviate from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws,Zoning Regulation, Standing Orders and Policy Orders of the Corporation.
41. All other conditions laid down by Bangalore Development Authority while approving the Development Plan Vide No. BDA/TPM/DLP-54/2014-15/1439/2018-19, Dated: 13 - 11 - 2018 for the project should be strictly adhered to.
42. 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 Karnataka vide ADDENDUM (ಮೇಲಿನದು ಸೇರಿದಂತೆ) ಪತ್ರ ಸಂಖ್ಯೆ : 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 Construction 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 work place 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 document submitted in respect of property in question is found to be false of fabricated.the plan sanctioned stands cancelled automatically and legal action will be initiated

II. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	Fire Force Department	No: GBC (1) / 256 / 2015, Docket No. : KSFES / NOC / 726 / 2017, dated: 28 - 02 - 2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2)	Airport Authority of India	AAI / BIA / ATM / NOC / BANG / SOUTH / B / 092413 / 16495 / 1379 - 83, dated: 05 - 11 - 2018	
3)	BSNL	DE / SAN / BG / S - 11 / VOL XIV / 10, dated: 27 - 09 - 2013.	
4)	BESCOM	ಮುಇ(ವಿ)/ಮಿಂಚಿಕೆ/ಎಸ್/ಆಡಳಿತ-4/ಕೆ-148/15-16/2399-02, Dated: 05 – 07 – 2016	
5)	SEIAA	SEIAA / 112 / CON / 2015 dated: 04 - 01 - 2019	
6)	KSPCB	PCB / 201 / CNP / 15 / H 121, dated: 11 - 05 - 2016	
7)	BWSSB	BWSSB / EIC / CE(M) / ACE(M)-III / DCE(M)-I / TA(M)-III / 6412 / 2015 - 16, dated: 15 - 09 - 2015	

III. The Applicant has paid the fee vide Receipt No. RE - ifms 624 - TP / 000003, Dated: 09 - 04 - 2019 for the following:-

1.	Licence Fees	:	1,62,51,128.00
2.	Ground Rent	:	81,23,458.00
	GST 18%	:	14,62,222.00
3.	Betterment Charges a) For Building	:	3,61,043.00
4.	Security Deposit	:	1,80,52,129.00
5.	Plan copy charges	:	2,20,000.00
6.	Compound Wall Charges	:	20,000.00
7.	1% Service Charge on Labour Cess to be paid to BBMP	:	3,28,242.00
	TOTAL	:	4,48,18,222.00

SAY Rs. 4,48,20,000.00

ನಕಲು ಪ್ರತಿ:

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಮಾನ್ಯ ಅಧ್ಯಕ್ಷರ ಆದೇಶದ ದಿನಾಂಕ 14-03-2019ರಂದು ಮುಂದಿನ ಆದೇಶ ಹಾಗೂ ಕಂಪ್ಯೂಟರ್ ಆಪರೇಟರ್(ಸಂಪರ್ಕ) ಸಿಬ್ಬಂದಿ ದಿನಾಂಕ:24-04-2019 ರವರು ಪ್ರಕಟಿಸಿರುವ ಸಾರ್ವಜನಿಕ ರಜಾದಿನದ ಪಟ್ಟಿಯ ಪ್ರಕಾರ ದಿನಾಂಕ: 24-04-2019 ರಿಂದ 23-04-2021 ರವರೆಗಿನ ಮಾನ್ಯ ರಜಾದಿನಗಳಾಗಿವೆ.

(ಎಂಟು ವಾರಗಳ ಅವಧಿಗೆ ಮಾನ್ಯ)

ಸಂಪರ್ಕ ಸಿಬ್ಬಂದಿ
ಕಂಪ್ಯೂಟರ್ ಆಪರೇಟರ್
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ.

8. Labour Cess :
The Applicant has paid Rs. 3,24,96,000/- Vide Receipt No. HO/3038/2019, RTGS UTR No. SBINR52019040800123742, dated: 08 - 04 - 2019

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.9 VERSION DATE: 01/11/2018	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Inward_No: BBMP/Ad.Dir/JD SOUTH/0045/18-19		Plot SubUse: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 1	
Nature of Sanction: New		City Survey No.: 7/3,7/5,7/10,7/4,7/2&7/6	
Location: Ring-II		Khata No. (As per Khata Extract): 1	
Building Line Specified as per Z.R: NA		Locality / Street of the property: UTTARAHALLI MANAVARTHE KAVAL, UTTARAHALLI HOBLI, BENGALURU SOUTH TALUK	
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)		(A)	62622.49
Deduction for Net/Pot Area			
Road Widening Area		-	653.59
Kharabland Area		-	607.02
Total		-	1260.61
NET AREA OF PLOT		(A-Deductions)	61361.88
Deduction for Balance Plot Area			
Road Widening Area			653.59
COP Area			2100.89
Amenity Area			6201.78
Kharabland Area			607.02
Total			10563.28
BALANCE AREA OF PLOT		(A-Deductions)	52059.20
COVERAGE CHECK			
Permissible Coverage area (55.00 %)			30943.54
Proposed Coverage Area (17.54 %)			10274.48
Achieved Net coverage area (17.54 %)			10274.48
Balance coverage area left (37.36 %)			21769.06
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (2.25)			132557.80
Additional F.A.R within Ring I and II (for amalgamated plot -)			0.00
Allowable TDR Area (60% of Perm.FAR)			0.00
Allowable max. F.A.R (Perm.+Add.+TDR) for 150 Mt. radius of Metro station (-)			0.00
Total Perm. FAR area (2.25)			132557.80
Residential FAR (99.69%)			131965.48
Proposed FAR Area			121473.65
Achieved Net FAR Area (2.23)			131473.66
Balance FAR Area (0.02)			1084.14
BUILT UP AREA CHECK			
Proposed BuiltUp Area			185229.27
Achieved BuiltUp Area			185568.45

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 01 (TOWER 02)	Residential	Apartment	Highrise	R
BUILDING 01 (TOWER 03)	Residential	Apartment	Highrise	R
BUILDING 01 (TOWER 04)	Residential	Apartment	Highrise	R
BUILDING 01 (TOWER 05)	Residential	Apartment	Highrise	R
BUILDING 01 (TOWER 06)	Residential	Apartment	Highrise	R
BUILDING 01 (TOWER 07)	Residential	Apartment	Highrise	R
BUILDING 02 (TOWER 08)	Residential	Apartment	Highrise	R
BUILDING 02 (TOWER 09)	Residential	Apartment	Highrise	R
BUILDING 02 (TOWER 10)	Residential	Apartment	Highrise	R
BUILDING 02 (TOWER 11)	Residential	Apartment	Highrise	R
BUILDING 02 (TOWER 12)	Residential	Apartment	Highrise	R
BUILDING 03 (TOWER 13)	Residential	Apartment	Highrise	R
BUILDING 03 (TOWER 14)	Residential	Apartment	Highrise	R
BUILDING 03 (TOWER 15)	Residential	Apartment	Highrise	R
BUILDING 01 (CLUB HOUSE)	Residential	Apartment	Highrise	R
BUILDING 01 (TOWER 01)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

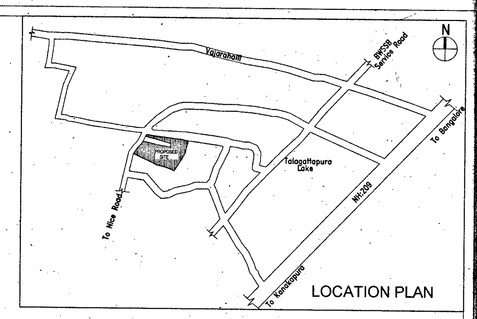
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 01 (TOWER-02)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 01 (TOWER-03)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 01 (TOWER-04)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 01 (TOWER-05)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 01 (TOWER-06)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 01 (TOWER-07)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 02 (TOWER-08)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 02 (TOWER-09)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 02 (TOWER-10)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 02 (TOWER-11)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 02 (TOWER-12)	Residential	Apartment	50 - 225	1	-	1	112	-
BUILDING 01 (TOWER-01)	Residential	Apartment	50 - 225	1	-	1	112	-
		Total :	-	-	-	-	1344	1726

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1344	16400.00	1726	23732.50
Visitor's Car Parking	144	1980.00	0	0.00
Total Car	1488	20460.00	1726	23732.50
Two/Wheeler	-	1980.00	9	9.00
Other Parking	-	-	-	29345.59
Total		22440.00		53087.09

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
BUILDING 01 (TOWER 02)	1	10379.96	0.00		10379.96	30.84	162.00	51.36	336.62	9.75	0.00	470.09	9319.30	0.00	9319.30	112	203.58
BUILDING 01 (TOWER 03)	1	10187.70	0.00		10187.70	30.84	162.00	51.36	355.42	9.75	0.00	462.43	9115.90	0.00	9115.90	112	195.76
BUILDING 01 (TOWER 04)	1	10187.70	0.00		10187.70	30.84	162.00	51.36	355.42	9.75	0.00	462.43	9115.90	0.00	9115.90	112	195.76
BUILDING 01 (TOWER 05)	1	10379.96	0.00		10379.96	30.84	162.00	51.36	336.26	9.75	0.00	470.09	9319.63	0.00	9319.63	112	203.91
BUILDING 01 (TOWER 06)	1	10187.70	0.00		10187.70	30.84	162.00	51.36	355.42	9.75	0.00	462.43	9115.90	0.00	9115.90	112	195.76
BUILDING 01 (TOWER 07)	1	10379.96	0.00		10379.96	30.84	162.00	51.36	336.26	9.75	0.00	470.09	9319.63	0.00	9319.63	112	203.91
BUILDING 02 (TOWER 08)	1	32393.13	0.00		32393.13	30.84	248.40	51.36	380.70	293.63	426.62	21290.35	9397.18	265.03	9662.22	112	477.04
BUILDING 02 (TOWER 09)	1	10187.70	0.00		10187.70	30.84	162.00	51.36	355.42	9.75	0.00	462.43	9115.90	0.00	9115.90	112	195.76
BUILDING 02 (TOWER 10)	1	10187.70	0.00		10187.70	30.84	162.00	51.36	355.42	9.75	0.00	462.43	9115.90	0.00	9115.90	112	195.76
BUILDING 02 (TOWER 11)	1	10187.70	0.00		10187.70	30.84	162.00	51.36	355.42	9.75	0.00	462.43	9115.90	0.00	9115.90	112	195.76
BUILDING 02 (TOWER 12)	1	10379.96	0.00		10379.96	30.84	162.00	51.36	336.62	9.75	0.00	470.09	9319.30	0.00	9319.30	112	203.58
BUILDING 03 (TOWER 13)	1	7039.73	0.00		7039.73	32.68	162.00	70.81	198.51	4.20	0.00	309.75	6261.78	0.00	6261.78	112	164.36
BUILDING 03 (TOWER 14)	1	7039.73	0.00		7039.73	32.68	162.00	70.81	198.51	4.20	0.00	309.75	6261.78	0.00	6261.78	112	164.36
BUILDING 03 (TOWER 15)	1	7039.73	0.00		7039.73	32.68	162.00	70.81	198.51	4.20	0.00	309.75	6261.78	0.00	6261.78	112	164.36
BUILDING 01 (CLUB HOUSE)	1	1790.13	215.14		1574.99	91.75	12.00	17.28	9.45	85.68	0.00	0.00	1358.83	0.00	1358.83	00	1358.83
BUILDING 01 (TOWER 01)	1	27475.92	0.00		27475.92	30.84	237.60	51.36	367.98	210.46	344.61	16538.27	9551.66	143.13	9694.80	112	635.94
Grand Total:	16	185424.41	215.14		185209.27	559.87	2604.00	646.03	4832.00	699.67	771.23	43421.84	131966.27	408.16	131474.45	1680.00	4754.43



LOCATION PLAN

OWNER SIGNATURE :

Rep By IRFAN RAZACK
M/S PRESTIGE ESTATE PROJECTS LTD
M S SUDHARANI (OWNER)
@1,FALCON HOUSE, MAIN GUARD CROSS ROAD, BANGALORE 560 001

ARCHITECTS SIGNATURE :

SHASHIDHARA. N.R
BCC/BL/3.2.3/E-1085/92-93

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT ON KHATA No. 01, Sy No. 7/3, 7/5, 7/10, 7/4, 7/2 & 7/6, UTTARAHALLI MANAVARTHE KAVAL, UTTARAHALLI HOBLI, WARD NO. 198, BENGALURU SOUTH TALUK

DRAWING TITLE :

SECTION - 04

SHEET NO :-	SCALE :-	ORIENTATION :
21 OF 22	1:100	

SANCTION DRAWING

ARCHITECT:

Venkataramanan Associates
ARCHITECTURE · URBAN DESIGN
10/2 , O'SHAUGHNESSY ROAD, LANGFORD GARDENS, BANGALORE- 560 025