

Conditions: This Plan Sanctions issued subject to the following conditions:

- Sanction is accorded for the Proposed Residential Apartment Building on Katha No. 8/1-1, Magadi main road, Pete Chennappa Industrial area, 1st Main road, Ward No. 36, Bangalore. P.D No.36-117/8-1.
- Consisting of Tower - 1 to 5, 16 to 22, 28F + GF + IUF (Forteen Upper Floor only)
- Consisting of Tower - 6, 7, 8, 10, 11, 13, 14 & 15, 38F + GF + IUF (Forteen Upper Floor only)
- Consisting of Tower - 9 & 12, 38F + GF + IUF (Eleven Upper Floor only)
- Consisting of Club House 38F + GF + IUF (One Upper Floor only)
- Sanction is accorded Residential use only. The use of the building shall not be deviated to any other use.
- Three Basement Floors and surface area reserved for car parking shall not be covered for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall contract competent persons for the use of construction workers and it should be demolished after the construction.
- The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- 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.
- 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.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E & D) code leaving 3.00 mts. from the building within the premises.
- 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.
- 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.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from Forest Department for cutting trees before the commencement of the work.
- 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 inspection.
- If above / below the sanctioned plans, 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.
- 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. 34) under sub-section IV-4 (a) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- 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.
- 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.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
- The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structure" being No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant shall provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building bye-laws 2003 shall be provided.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide 32, No. 23, 24, 25 & 26 are provided in the building.
- 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 06.00 PM to avoid hindrance during late hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for re-use / disposal.
- (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
- The structure with basement shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safety barricades.
- Sufficient two wheelers parking shall be provided as per requirement.
- Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
- The Owner / Association of 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.
- The Owner / Association of the highrise building shall get the building inspected by sanctioned agencies of the Fire Force Department to ensure that the fire safety measures 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.
- The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectors with due inspection by the department regarding working condition of Electrical Insulators / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
- The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the start of summer and another during the summer and ensure complete safety in respect of fire hazards.
- If any owner / builder contravenes the provisions of Building Bye-law and rules in force, the authority will inform the same to the registered architect / Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
- The Builder / Contractor / Professional responsible for supervision of work shall not materially and unreasonably deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner's about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Sanctioning Orders and Policy Orders of the BBMP.
- The construction or re-construction 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 (Sanctioning 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 deemed cancelled.
- All other conditions laid down by Bangalore Development Authority vide No. BD/ATPMDR/LP/2011-12/19/2014-15, Dtd. 04-09-2015 while approving the Development Plan for the project should be strictly adhered to.
- Modified Development Plan approved by Bangalore Development Authority should be pursued before obtaining Commencement Certificate.
- 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 (Housing) Circular Letter No. LP/NSL/ET/2013 dated 01-04-2013

1. Regulation 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 charge of the area.

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"

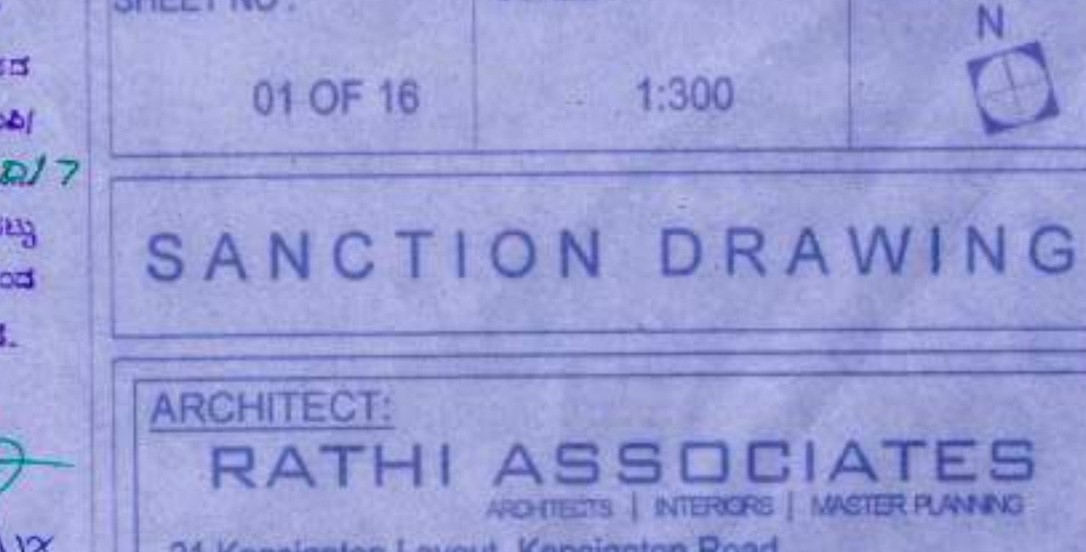
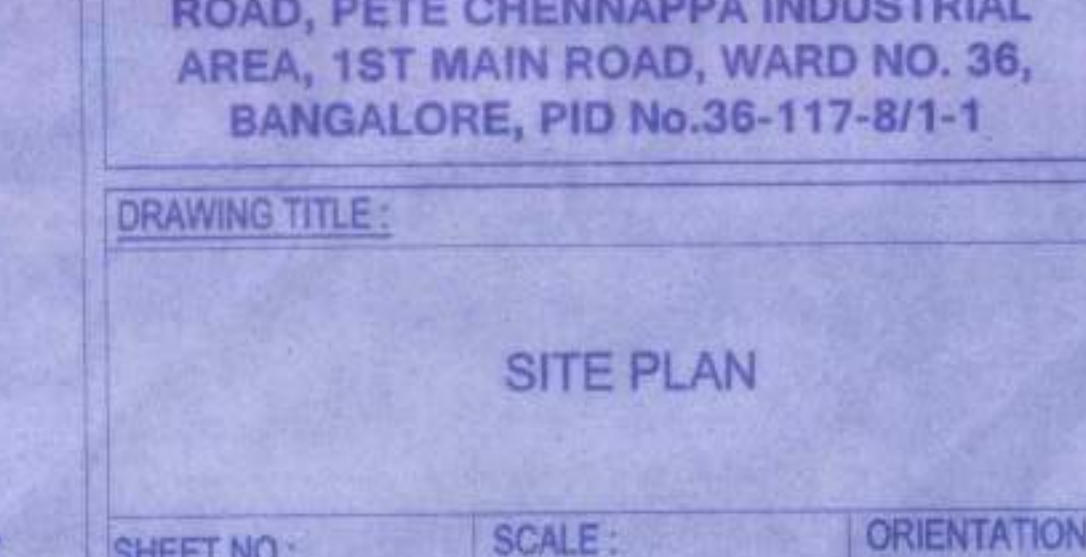
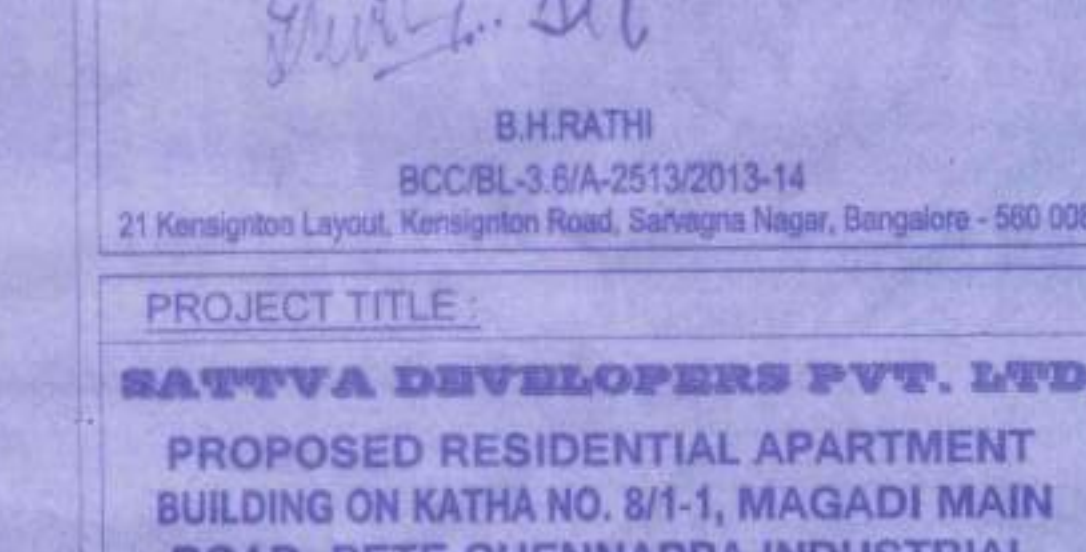
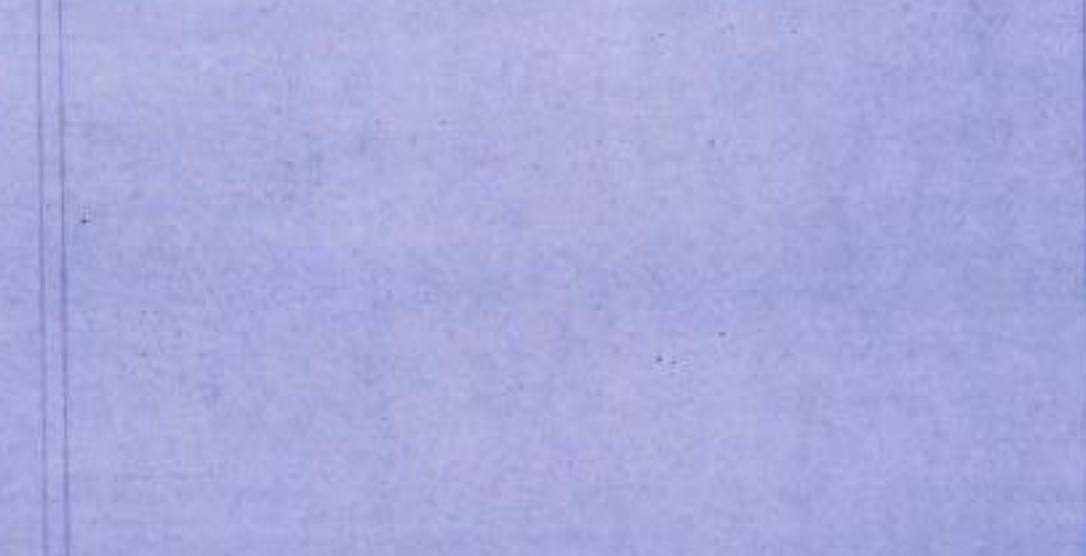
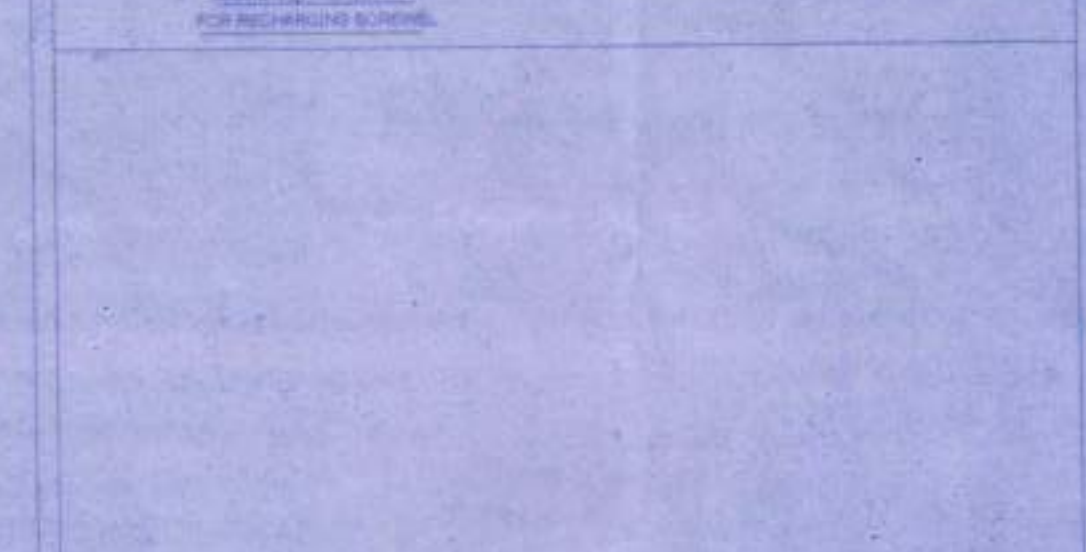
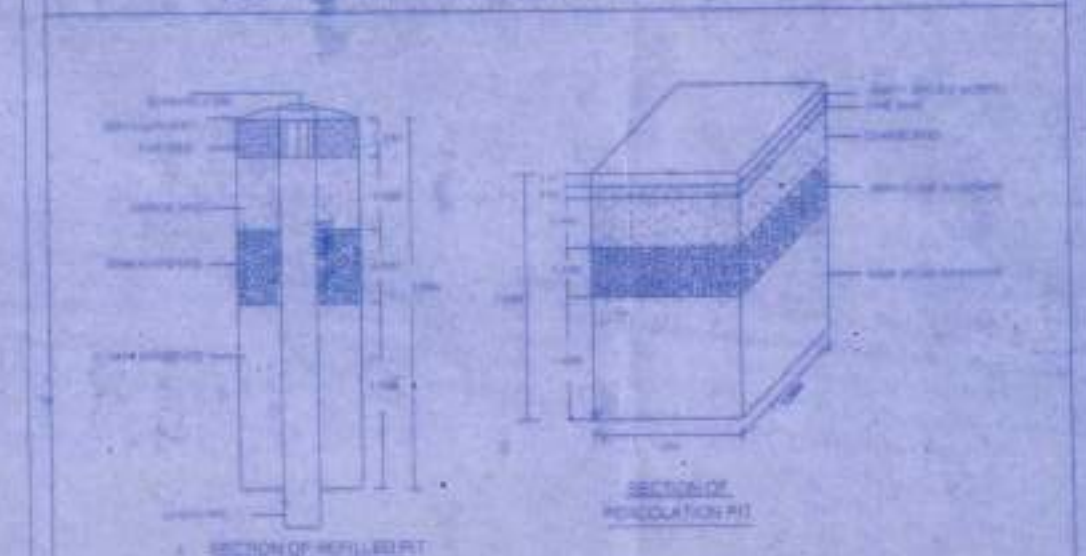
III. The Applicant has paid the fee vide Receipt No. RE-fms 624-TR / 000178 dated 18-11-2016 for the following:

Sr No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	Fire Force Department	GR/CJ/061/2015 dt: 11-03-2016	
2)	Alphabet Authority of India	AA/KIA/ATM/NO/2783-87 dt: 28-07-2015	
3)	KSPCB	PCB / 159 / CNP / 16 / H - 630 dt: 30-11-2016	All the conditions imposed in the letter issued by the statutory body should be adhered to.
4)	SEIAA	SEIAA 16 CON 2015 dt: 28-10-2016	
5)	BWSSB	BWSSB/ECCE/M/AC/EM-UP/KMD/M/AM/017162 dt: 15-16-10-2016	
6)	BESCOM	CE/BJMAZ/RE/04AE-4F-152/14-15005-08 dt: 17-03-2016	
7)	BSNL	AGM/TP/S-6/Vol39/2015-16/1 dt: 23-07-2015	

IV. The Applicant has paid the fee vide Receipt No. RE-fms 624-TR / 000178 dated 18-11-2016 for the following:

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Labour Cess: Rs. 3,81,16,000.00/- Paid vide dated: 11-11-2016, RTGS UTR No. KKRBR25216111100661214



OWNER SIGNATURE: _____

AUTHORIZED SIGNATURE (GRH HOLDER): _____

M/S MANASA EDUCATIONAL ACADEMY PVT LTD

4TH FLOOR, SALAPURIA WINDSOR, No. 3, ULBOUR ROAD, BANGALORE-560 042

ARCHITECTS SIGNATURE: _____

PROJECT TITLE: _____

SATTVA DEVELOPERS PVT. LTD.

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 8/1-1, MAGADI MAIN ROAD, PETE CHENNAIPPA INDUSTRIAL AREA, 1ST MAIN ROAD, WARD NO. 36, BANGALORE, PID NO.36-117-8/1-1

DRAWING TITLE: _____

SITE PLAN

SHEET NO: _____

SCALE: _____

ORIENTATION: _____

01 OF 16 1:300

SANCTION DRAWING

ARCHITECT: _____

RATHI ASSOCIATES

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SITE PLAN