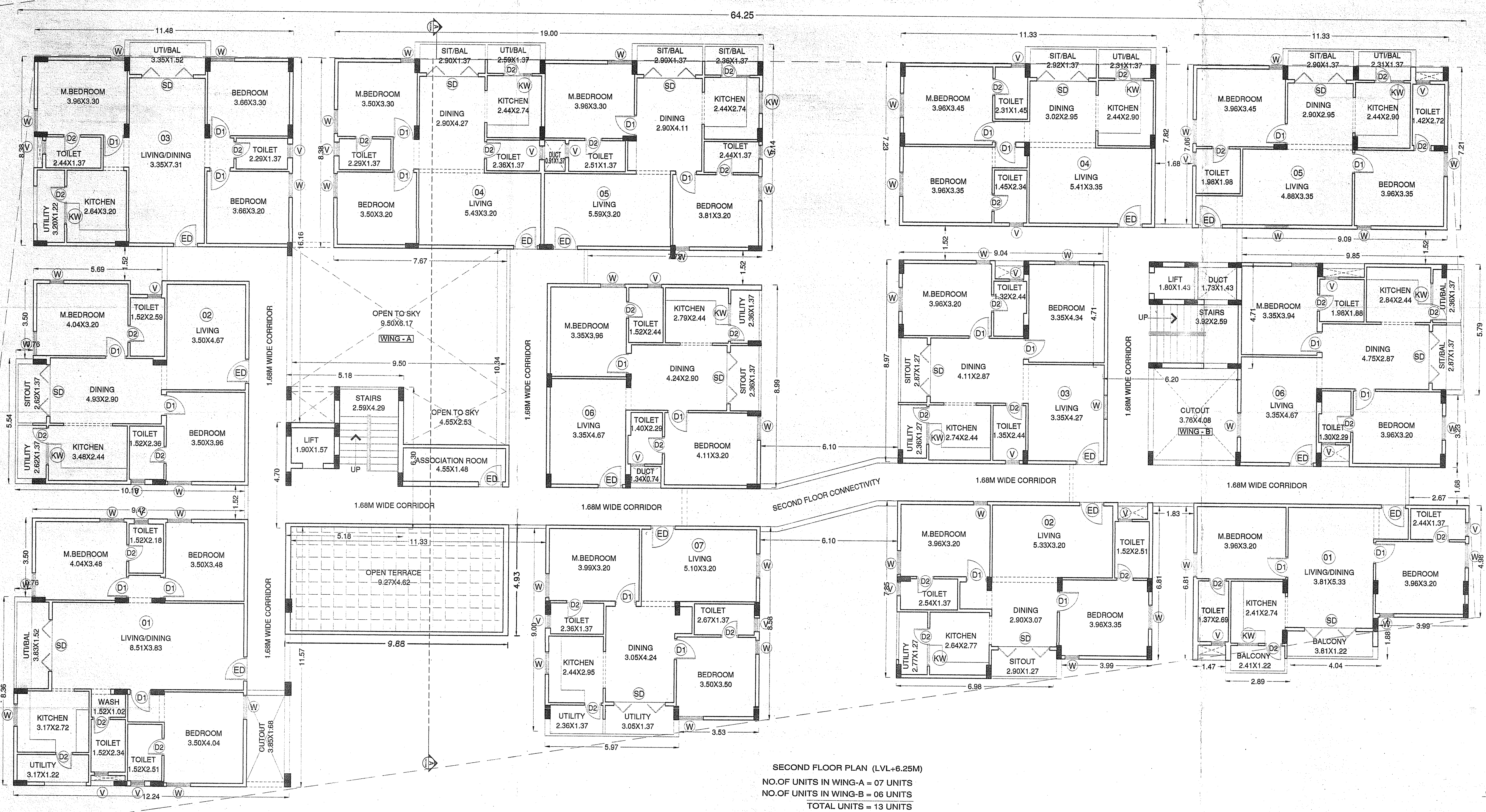
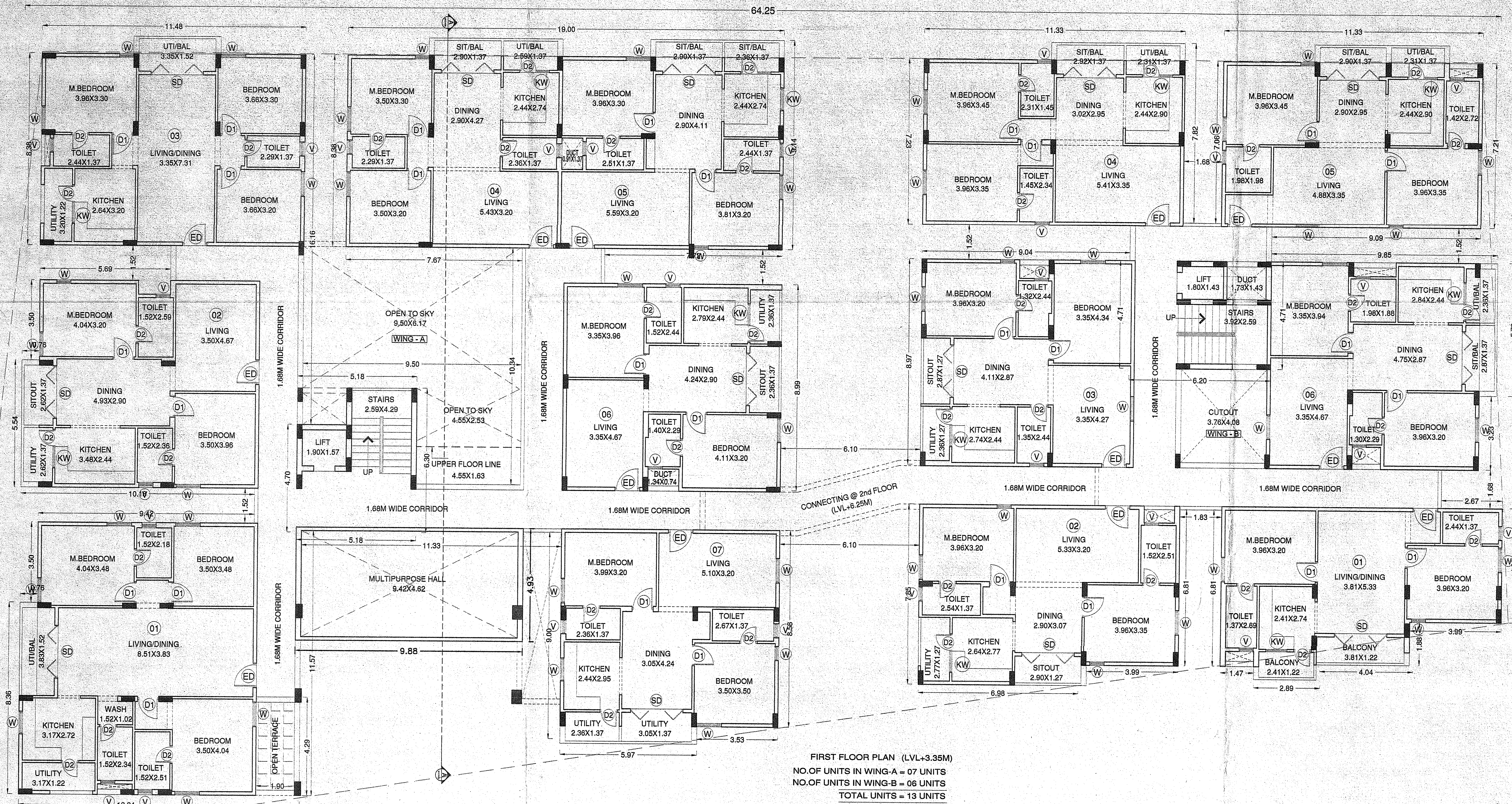




- 1. Plan is sanctioned subject to the following conditions:**
- Sanction is accorded for Proposed Residential Apartment Building Situated at KHATHA NO. 782, SY NO. 243/281, GUNJUR VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - Basement floor area is reserved for car parking shall not be converted 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, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall ensure all workers involved in the construction work against any accident/unlawful incidents.
 - 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 make provisions for telecom services as per By-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 inspections.
 - 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.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule VI (Bye-law No. 3.5) under section 148 (b) to (iv).
 - 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 structures after erection of columns, "COMMENCEMENT CERTIFICATE" shall be obtained from the competent authority.
 - 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.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting Structure are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times leaving a minimum total capacity mentioned in the By-Law 32(a).
 - The building shall be designed and constructed adopting the norms prescribed in National Building code and in the Standards making the building resistant to earthquake.
 - The applicant should provide solar water heaters as per table 17 of By-Law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building Bye-laws 2003 shall be ensured.
 - The applicant shall provide at least one common toilet on 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 SI. 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 10.00 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 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).
 - 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.
 - Sufficient two wheeler parking shall be provided as per requirement.
 - Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
 - Payment of Ground Rent for the construction period shall not be less than two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003.
 - The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the Authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
 - The Construction or reconstruction of building shall be commenced within a period of two (2) years from the date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP 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 columns of the foundation. Otherwise the plan sanction shall be deemed cancelled.
 - The Owner / Developer should submit BWSSB NOC before the issue of Occupancy Certificate.
 - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
 - Before obtaining Commencement Certificate the Applicant shall submit to BBMP, the modified conversion order for Commercial use, issued by D.C Bangalore District.

- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosangal hookline) LD/65/ET/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 Construction Workers Welfare Board should be strictly adhered to.
 - The Applicant/Builder/Owner/Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
 - The Applicant/Builder/Owner/Contractor shall also inform the changes if any of the list of workers engaged by him.
 - At any point of time No Applicant/Builder/Owner/Contractor shall engage any construction workers in his site or work place who is not registered with the Karnataka Building and other Construction Workers Welfare Board.
- Note:**
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp / construction sites.
 - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

II. NOC DETAILS:

Name of the Statutory Department	Reference No & Date.	Conditions imposed
KSPCB	PCB/676/CM/P/1601-37 Dated:20-04-17	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.

- III. FEES DETAILS:**
 As per Commissioner Revised Circular No. Add.DTP.JD(N)/DM/3P/2015-16 dt: 04-06-2015.
 The Applicant has paid Rs.23,14,000.00 vide Receipt No.RE-11ms31-TP/0001 dated:16-05-17 for the following:-
- | | |
|--------------------------------------|-------------------------|
| 1. License Fees | Rs. 8,05,798-00 |
| 2. Ground Rent | Rs. 3,99,165-00 |
| 3. Betterment Charges | |
| a) For Building | Rs. 17,696-00 |
| b) For Site | Rs. 60,838-00 |
| 4. Security Deposit | Rs. 8,54,811-00 |
| 5. Plan copy & Compound wall charges | Rs. 46,600-00 |
| 6. 1% Labour Cess Service Charges | Rs. 13,550-00 |
| 7. Lake Improvement Charges | Rs. 78,048-00 |
| TOTAL: | Rs. 23,13,505-00 |
| Say Rs: | 23,14,000-00 |
- The Applicant has produced DD No.526611, Dated: 15-05-2017, Bank Name: Andhra Bank, Amount Rs.23,14,000-00
- The Applicant has paid Rs.40,000-00 vide Receipt No.RE-11ms31-TP/000484 Dated:20-03-18 DD No.096171, Dated:17-03-2018, Bank Name: Karnataka Bank Ltd.
8. Labour Cess
 The Applicant has produced NEFT/RTGS No.ANDR5071051500786426, Dated: 15-05-2017, Amount Rs. 13,41,500-00.

FLOORWISE FAR STATEMENT: A (RESIDENTIAL)

Name of Floor	Total BUA	LR Deduction	LR MC Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement	Carpet Area other than Tenement
Terrace Floor	25.12	15.56	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	1334.65	0.00	0.00	0.00	1329.09	1329.09	13.00	0.00
Third Floor	1334.65	0.00	0.00	0.00	1329.09	1329.09	13.00	0.00
Second Floor	1334.65	0.00	0.00	0.00	1329.09	1329.09	13.00	0.00
First Floor	1334.65	0.00	0.00	0.00	1329.09	1329.09	13.00	0.00
Ground Floor	1334.65	0.00	0.00	0.00	1329.09	1329.09	13.00	0.00
Basement Floor	2007.18	0.00	0.00	0.00	1982.08	1982.08	19.82	0.00
Total	8765.89	15.56	0.00	0.00	8656.15	8656.15	86.00	135.00

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
DR	0.75	2.10	280
W	1.20	2.10	220
ED	1.10	2.10	68

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No: BBMP/Add.D/D/2018/0194/16-17
 General Zone: Mahalingapur
 Proposal Type: Building Permission
 Ward: Ward-149
 Nature of Sanction: New
 Plot No./Value: 782
 Plot Use: Residential
 City Survey No.: 243/281
 Location: Gunjur Village, VARTHUR HOBLI, BANGALORE EAST TALUK
 Land Use Zone: Residential (Main)
 Property No.:
 Locality/Street: GUNJUR VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK

AREA DETAILS

AREA OF PLOT (Minimum)	SQ.MT.
AREA OF PLOT (Minimum)	2978.69
NET AREA OF PLOT (Plot Area considered for COVERAGE)	2978.69
BALANCE AREA OF PLOT (Considered for Perm.FAR)	2978.69
MAX. PERMISSIBLE COVERAGE AREA	1539.35
Proposed Coverage Area	(46.19%) 1379.99
Achieved Net coverage area	(46.19%) 1379.99
BALANCE COVERAGE AREA LEFT	(8.81%) 262.30
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25) 6702.86

ADDITIONAL FAR

Residential FAR	Proposed FAR Area
Residential FAR	6656.15
Substitution Area Add in FAR (Layout Lvl)	15.00
ACHIEVED NET FAR AREA	(2.25) 6671.15
BALANCE FAR AREA	(01) 11.34
PERMISSIBLE BUILT UP AREA	
ACHIEVED BUILT UP AREA	8765.89

ARCH / ENG / SUPERVISOR (Regd)
 N. GANESH, B.E., F.V.,
 Regd. No. F-5763, New Delhi
 Regd. Eng. B.C.C. No.13, B.E. No.109549/17-18
 S.R. Nagar, BANGALORE - 560 027

OWNER
 M/s Sarg Builders
 Rep by its partners
 G. Venkateswarlu
 & Chakradhar
 Rep by Director of M/s Sarg Builders & Properties Pvt. Ltd.

OWNERS NAME:
 M/s Sarg Builders rep by its partners G. Venkateswarlu & Chakradhar
 Rep by Director of M/s Sarg Builders & Properties Pvt. Ltd.

PROJECT DESCRIPTION:
 PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO. 782, SY NO. 243/281, GUNJUR VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK

ARCHITECT:
 Ganesh N.
 BCOB-3.06-426917-18

BLOCK NAME

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL)	Residential	Multi Dwelling Units	Stg upto 15.0 m H.

Parking Type

Parking Type	Resd	Resd Area	Prop No.	Prop Area
Visitors Car Parking	71	976.25	71	976.25
Two Wheeler	7	97.62	7	97.62
Total	78	1073.87	78	1073.87

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR	Total FAR Area	Total BUA	Tenement	Carpet Area other than Tenement
A (RESIDENTIAL)	6656.15	6671.15	8765.89	84.00	135.00
Total	6656.15	6671.15	8765.89	84.00	135.00

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.75 X 3.81 X 1	2.90	34.46
	0.75 X 3.12 X 3	7.14	
	0.75 X 2.89 X 3	6.15	
	0.75 X 3.12 X 1	2.40	
	0.75 X 2.84 X 1	2.11	
	0.75 X 3.01 X 1	2.26	
	0.75 X 3.01 X 1	2.26	
	1.22 X 2.74 X 1	3.34	
	0.75 X 3.81 X 1	2.90	
	0.75 X 3.12 X 3	7.14	
	0.75 X 2.89 X 3	6.15	
	0.75 X 3.12 X 1	2.40	
	0.75 X 2.84 X 1	2.11	
	0.75 X 3.01 X 1	2.26	
	1.22 X 2.74 X 1	3.34	
	0.75 X 3.81 X 1	2.90	
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