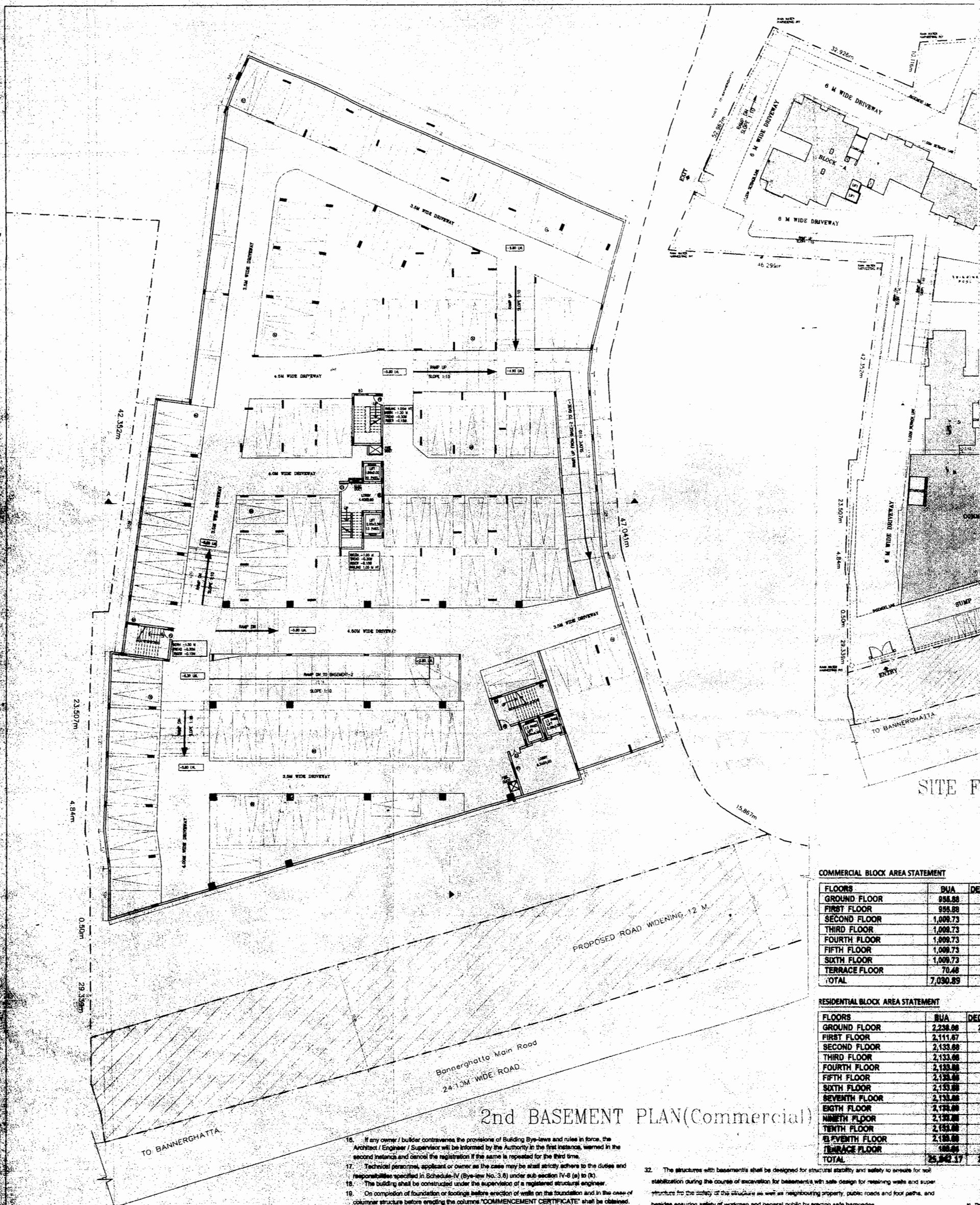




2nd BASEMENT PLAN(Commercial)

COMMERCIAL BLOCK AREA STATEMENT

FLOORS	BUA	DED
GROUND FLOOR	955.88	
FIRST FLOOR	955.88	
SECOND FLOOR	1,009.73	
THIRD FLOOR	1,009.73	
FOURTH FLOOR	1,009.73	
FIFTH FLOOR	1,009.73	
SIXTH FLOOR	1,009.73	
TERRACE FLOOR	70.48	
TOTAL	7,030.89	

RESIDENTIAL BLOCK AREA STATEMENT

FLOORS	BUA	DED
GROUND FLOOR	2,236.66	2
FIRST FLOOR	2,111.67	
SECOND FLOOR	2,133.66	
THIRD FLOOR	2,133.66	
FOURTH FLOOR	2,133.66	
FIFTH FLOOR	2,133.66	
SIXTH FLOOR	2,133.66	
SEVENTH FLOOR	2,133.66	
EIGHTH FLOOR	2,133.66	
NINTH FLOOR	2,133.66	
TENTH FLOOR	2,133.66	
ELEVENTH FLOOR	2,133.66	
TERRACE FLOOR	188.86	
TOTAL	25,942.17	2

UDTP/LP NO. 91 / 09 - 10

1. Conditions:

1. Sanction is accorded for the proposed Construction of Residential & Commercial building.
2. Construction of 2nd & 3rd Floor for Residential & Commercial use only.
3. Services is accorded for Residential & Commercial use only. The use of the building shall not be diverted to any other use.
4. 2nd Floor, basements and various area reserved for car parking shall not be converted for any other purpose.
5. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSB and BESCOM if any.
6. Necessary ducts for running telephone wires, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
7. The applicant shall construct temporary toilet for the use of construction workers and it should be demolished after the construction.
8. The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
9. The applicant shall not block any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
10. 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.
11. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.B. (S&D) code having 3.00 mts. from the building within the premises.
12. The applicant shall provide a separate room preferably 4.50 & 3.65 m in the basement for installation of telecommunication equipment and also to make provisions for telecommunication services as per Bye-law No. 25.
13. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, noise & other materials endangering the safety of people / structures etc. in & around the site.
14. The applicant shall plant at least two trees in the premises.
15. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
16. License and approval 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.

17. 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.
18. 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 (a) to (h).
19. The building shall be constructed under the supervision of a registered structural engineer.
20. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
21. 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.
22. The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the Competent authority.
23. Drinking water supplied by BWSB should not be used for the construction activity of the building.
24. 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(e).
25. 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. 18 1993-2002 published by the Bureau of Indian Standards relating the building resistant to earthquake.
26. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
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 together with the stepped entry for the Physically Handicapped persons.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit must installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basements 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 workmen and general public by erecting safe barricades.
32. Garbage originating from apartments / commercial buildings shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit must 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)

32. 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 foot paths, and besides ensuring safety of workmen and general public by erecting safe barricades.
 33. Before commencement of work clearance from ministry of environmental and forest / State level Environment Impact Assessment clearance should be submitted.
- 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 Education Department and is mandatory.
 - 3) Employment of child labour in the construction activities strictly prohibited.
 - 4) Obtaining NOC from the Labour Department and Education Department before commencing the construction work is a must.
 - 5) BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - 6) In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

II NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	FIRE	QBC(1)208/2005 DT - 07/04/2010	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	KSPCB	PCB/367/CHP/09.2320 Dt - 06/04/2011	
3)	ENVIRONMENT	BEUA/73/CON/2009 Dt - 4/06/2010	
4)	BWSB	CE(M)/ACE(M) TA-8/978/2004-05 Dt - 02/02/2005	
5)	BESCOM	GM/COM/MDGM/OJAGM/31 04-05/2004-05 Dt - 27/03/2007	
6)	BSE	DE(S)/S-6/2004-05/59 Dt - 18/12/2004	
7)	AIRPORT	AAR/BA/ATH/NO/1001-03 Dt - 09/03/2010	

BASEMENT-2 (RESIDENTIAL)

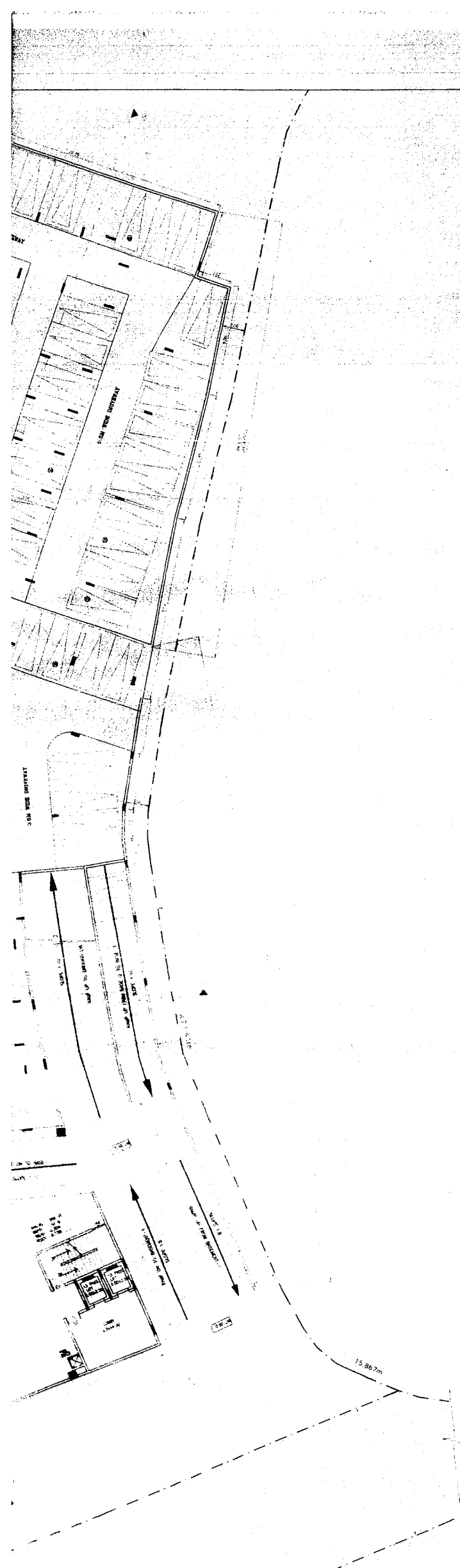
JDTP/LP NO. 91 / 09 - 10

Conditions:

- Sanction is accorded for the proposed Construction of Residential & Commercial building
- Sanction is accorded for Residential & Commercial use only. The use of the building shall not be deviated to any other use.
- 2 BF floor, Ground & surface area 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 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 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-IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- 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.
- 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 structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- 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 together with the stepped entry for the Physically Handicapped persons.
- 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.
- 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 must 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
- Garbage originating from apartments / commercial buildings shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit must 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).

Note:

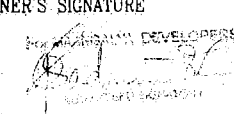
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department Education Department and is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department and Education 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.

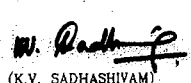


Plan sanctioned as per the orders of the
Commissioner, Dated...
Issued in the office of the Joint Director of
Town Planning
Bruhat Bangalore Mahanagara Palike
Vide L.P. No. ... Dt. ...
Valid upto ... for Two Years Only
JOINT DIRECTOR

1st BASEMENT PLAN
(Commercial)

SCHEDULE OF OPENINGS		
TYPE	SIZE	DESCRIPTION
D	1.20x2.15	T.W. FRAME PANELED DOOR
D1	0.90x2.15	S.W. FRAME FLUSH DOOR
D2	0.75x2.15	S.W. FRAME FLUSH DOOR
D3	0.75x2.15	WELD MESS DOOR
FD	1.00x2.15	FIRE DOOR
SD	2.40x2.15	AL. FRAME SLIDING DOOR
SD1	3.00x2.15	AL. FRAME SLIDING DOOR
DW	1.20x1.10+0.90x2.15	AL. FRAME DOOR CUM WINDOW
DW1	0.55x1.10+0.75x2.15	AL. FRAME DOOR CUM WINDOW
W1	2.50x1.80	AL. FRAME GLAZED WINDOW
W2	2.10x1.80	AL. FRAME GLAZED WINDOW
W3	1.80x1.80	AL. FRAME GLAZED WINDOW
W4	1.80x1.20	AL. FRAME GLAZED WINDOW
V	0.60x0.60	AL. FRAME LOVERED VENTILATOR
V1	0.90x0.90	AL. FRAME LOVERED VENTILATOR
MD	1.50x2.15	WELD MESH DOOR
MD2	1.20x2.15	WELD MESH DOOR
MS1	1.80x1.20	WELD MESH WINDOW
MS2	1.50x1.20	WELD MESH WINDOW

OWNER'S SIGNATURE


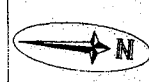
ARCHITECT'S SIGNATURE

(K.V. SADHASHIVAM)
B.C.C./B.L./3.2.3/A-772/97-98

TITLE: 1st BASEMENT FLOOR PLAN

SHEET : 02

SCALE : 1: 200

DATE: 03-10-2008



SUBJECT OF DRAWING
SANCTION DRAWING

PROJECT
PROPOSED APARTMENT CUM COMMERCIAL
BUILDING AT Sy No.7,
KH. NO.2/82/95A/95B
BASAVANAPURA VILLAGE,
BANNERGATTA MAIN ROAD ,
BEGUR HOBLI, BANGALORE.

ARCHITECTS
TEAM-2
302 EMBASSY CHAMBERS,
5 VITTAL MALLA ROAD,
BANGALORE - 560 001.

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	FIRE	GBC(1)206/2005 DT - 07/04/2010	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	KSPCB	PCB/367/CNP/09/2320 Dt - 05/03/2010	
3)	ENVIRONMENT	SEIAA/73/CON/2008 Dt - 4/05/2010	
4)	BWSSB	CE(M)ACE(M) TA-90788/2004-05 Dt - 02/02/2005	
5)	BESCOM	GM/C(O&M)/DGM/OVAGM(3) 04-05/20548-49 Dt - 27/03/2007	
6)	BSNL	DE(S)S-8/2004-05/59 Dt - 18/12/2004	
7)	AIRPORT	AAUBIA/ATM/NOC/1001-03 Dt - 09/03/2010	

III. The Applicant has paid the fee vide Receipt No. 77288 dated 11-05-2010 for the following:-

1. Licence Fee	38,36,340.00
2. Ground Rent	28,02,620.00
3. Betterment Charges	
a) For Building	2,28,676.00
b) For Site	7,04,626.00
4. Security Deposit	43,53,200.00
5. Others	66,720.00
TOTAL	1,18,92,081.00
Less Already paid	1,00,000.00
NET	1,18,92,081.00
	Rs. 1,18,92,100.00/-

6. Labour Cost Rs. 31,85,200/- Paid -Vide DD No.878795 drawn on Indian BANK. dated 11-05-2010

JOTR/LP NO. 91 / 09 - 10

Conditions:

- Sanction is accorded for the proposed construction of Residential & Commercial building.
- Sanction is accorded for Residential & Commercial use only. The use of this building shall not be devoted to any other use.
- 2 BF floor, Ground & surface area 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, outside at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilet 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.D.C. (E & D) rules having 3.00 mtrs. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.85 m in the basement for installation of telecom equipment and also to make provision for telecom services as per Bye-law No. 25.
- The applicant shall maintain during construction such barricading as per need 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-IV (Bye-law No.3.6) under sub section (V-8) (e) 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 before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- 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.
- 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 maintained 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 structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 26 for the building.
- 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 together with the stepped entry for the Physically Handicapped persons.
- 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.
- 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 must 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 basement/s 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 workmen and general public by erecting safe barricades.
- Garbage originating from apartments / commercial buildings shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit must 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 basement/s 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 workmen and general public by erecting safe barricades.
- Before commencement of work clearance from ministry of environmental and forest / State level Environment Impacts Assessment clearance should be submitted.

Note:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department Education Department and is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NDC from the Labour Department and Education Department before commencing the construction work is a must.
- BSMP 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 canceled automatically and legal action will be initiated.

GROUND FLOOR PLAN



Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	FIRE	2BC/11206/2005 DT: 07/04/2010	All the conditions imposed in the letter issued for this statutory body should be adhered to.
2)	KMPCE	CE/167/CMPCE/2005 DT: 06/06/2010	
3)	ENVIRONMENT	JE/AA/73/CEN/2006 DT: 04/05/2010	
4)	WATER	CE/11/ACE/TA-68789/2004-05 DT: 03/06/2005	
5)	BESCOM	SA/CE/10/CE/TA/02/2004-05 DT: 27/06/2005	
6)	BELM	TA/54/42/2004-05/36 DT: 11/2/2006	
7)	APC/CE/TA	SA/BA/7/26/06/C/1991-103 DT: 06/03/2005	

2. The Applicant has paid the fee with Receipt No. 7/208 dated 17-06-2010 for the following:

1. Laborer Fees	30.25,988.00
2. General Fees	28,02,000.00
3. Subsidized Charges	
a) For Building	2,56,400.00
b) For Tiles	24,000.00
4. Security Deposit	17,500.00
5. Others	40,725.00
TOTAL	16,82,083.00
Less already paid	1,68,000.00
NET	14,32,083.00
	Rs. 1,43,20,833.00

9. LEADS : None. Ref. 7-15-2000. Part 1 of DO No 678795 drawn on 10-05-2010. Part 2 of DO No 678795 drawn on 11-05-2010.

Plan sanctioned as per the orders of the
Commissioner, Dated 24.1.2016
Issued in the office of the Joint Director of
Town Planning
Bruhat Bangalore Mahanagara Palike
File L.P. No. 1154-1 Dt. 10.3.2016
Valid upto 24.1.2018 for Two Years Only

JOINT DIRECTOR

SCHEDULE OF OPENINGS		
TYPE	SIZE	DESCRIPTION
D	1.20x2.15	T.W. FRAME PANELED DOOR
D1	0.90x2.15	S.W. FRAME FLUSH DOOR
D2	0.75x2.15	S.W. FRAME FLUSH DOOR
D3	0.75x2.15	WELD MESH DOOR
FD	1.00x2.15	FIRE DOOR
SD	2.40x2.15	AL. FRAME SLIDING DOOR
SD1	3.00x2.15	AL. FRAME SLIDING DOOR
DW	1.20x1.10+0.90x2.15	AL. FRAME DOOR CUM WINDOW
DW1	0.55x1.10+0.75x2.15	AL. FRAME DOOR CUM WINDOW
W1	2.50x1.80	AL. FRAME GLAZED WINDOW
W2	2.10x1.80	AL. FRAME GLAZED WINDOW
W3	1.80x1.80	AL. FRAME GLAZED WINDOW
W4	1.80x1.20	AL. FRAME GLAZED WINDOW
V	0.60x0.60	AL. FRAME LOVERED VENTILATOR
V1	0.90x0.90	AL. FRAME LOVERED VENTILATOR
WD	1.50x2.15	WELD MESH DOOR
WD2	1.20x2.15	WELD MESH DOOR
WS1	1.80x1.20	WELD MESH WINDOW
WS2	1.50x1.20	WELD MESH WINDOW

OWNER'S SIGNATURE

FOR MAANGALYA DEVELOPERS
[Signature]
 AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE _____

K.V. Sadhashivam
(K.V. SADHASHIVAM)
BCC/BL/323/A-772/97-98

TITLE: GROUND FLOOR PLAN

SHEET 03

SCALE 1: 200

DATE: 03-10-2008

SUBJECT OF DRAWING
SANCTION DRAWING

PROJECT
PROPOSED APARTMENT CUM COMMERCIAL
BUILDING AT Sy No.7,
KH. NO.2/82/95A/95B
BASAVANAPURA VILLAGE,
BANNERGATTA MAIN ROAD,
BEGUR HOBLI, BANGALORE.

ARCHITECTS

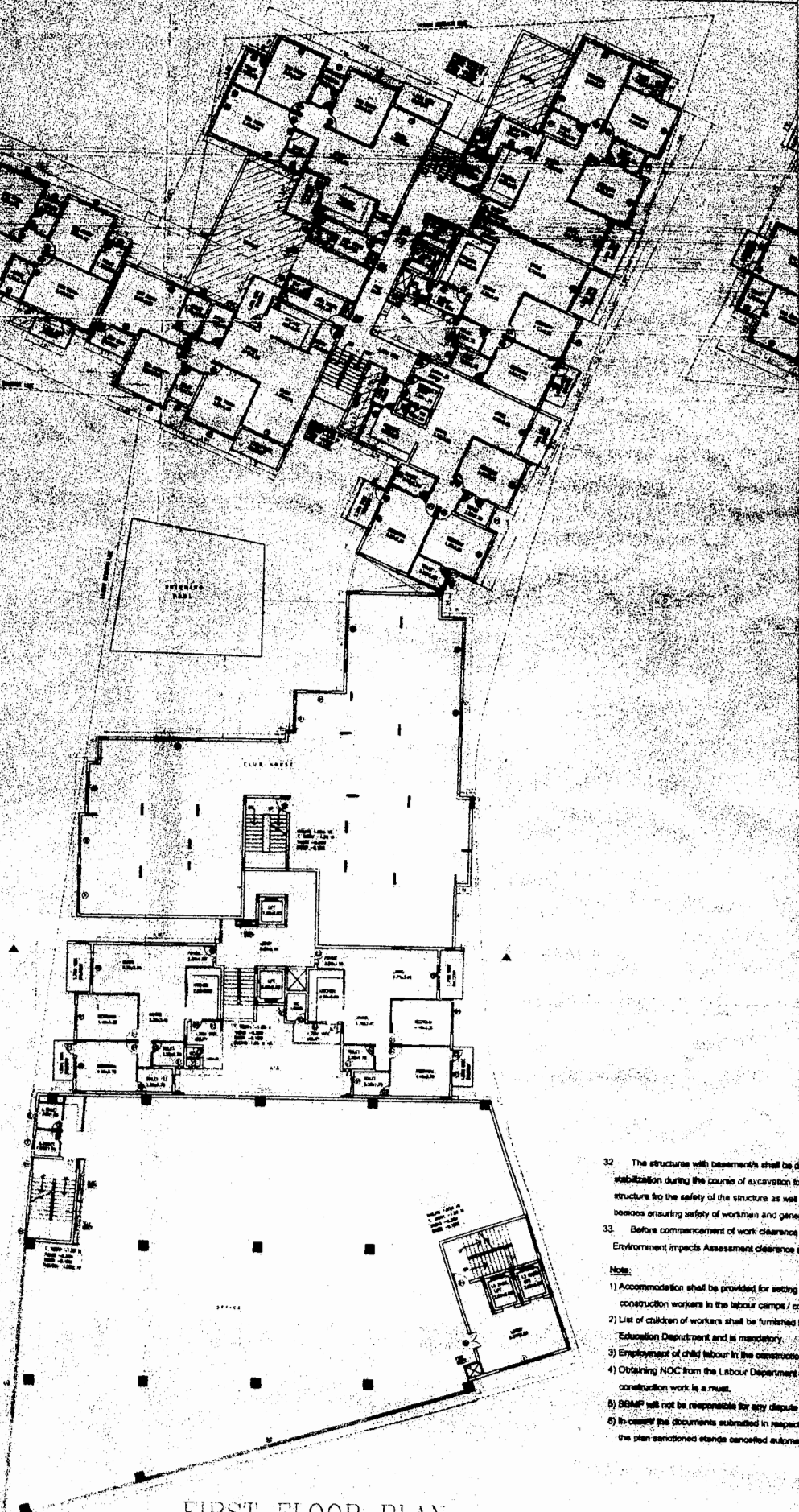
TEAM-2

302,EMBASSY CHAMBERS
5,VITTAL MALEYA ROAD,
BANGALORE - 560 001

JDTP/LP NO. 91/09 - 10

Conditions:

1. Sanction is accorded for the proposed Construction of
2. Sanction is accorded for Residential & Commercial use only
3. 2 BF floor, Ground & surface area reserved for car parking shall not be converted for any other purpose
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any
5. Necessary ducts for running telephone cables, outside at ground level for postal services & space for dumping garbage within the premises shall be provided
6. The applicant shall construct temporary towers for the use of construction workers and it shall be demolished after the construction
7. The applicant shall insure all workmen involved in the construction work against any accident or increased 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. (E & D) code leaving 3.00 mts. from the building within the premises
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. The applicant shall plant at least two trees in the premises
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance. warned in the second instance and cancel the registration if the same is repeated for the third time
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-IV (Bye-law No. 3.6) under sub-section (V-8) (a) to (g)
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 erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building



FIRST FLOOR PLAN

23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 26 for the building.
26. 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 together with the stepped entry for the Physically Handicapped persons.
27. 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.
28. 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
29. Garbage (waste) from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit must 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).
30. 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 workmen and general public by erecting safe barricades.
31. Garbage originating from apartments / commercial buildings shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit must 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)

32. The structures with basements shall be stabilized during the course of excavation for structure for the safety of the structure as well as besides ensuring safety of workmen and general public by erecting safe barricades.
33. Before commencement of work clearance Environment impacts Assessment clearance is

Note:
 1) Accommodation shall be provided for setting construction workers in the labour camps / colonies
 2) List of children of workers shall be furnished to Education Department and is mandatory
 3) Employment of child labour in the construction work is a must
 4) Obtaining NOC from the Labour Department is a must
 5) BSNL will not be responsible for any dispute
 6) In case of the documents submitted in respect of the plan sanctioned stands cancelled automatically

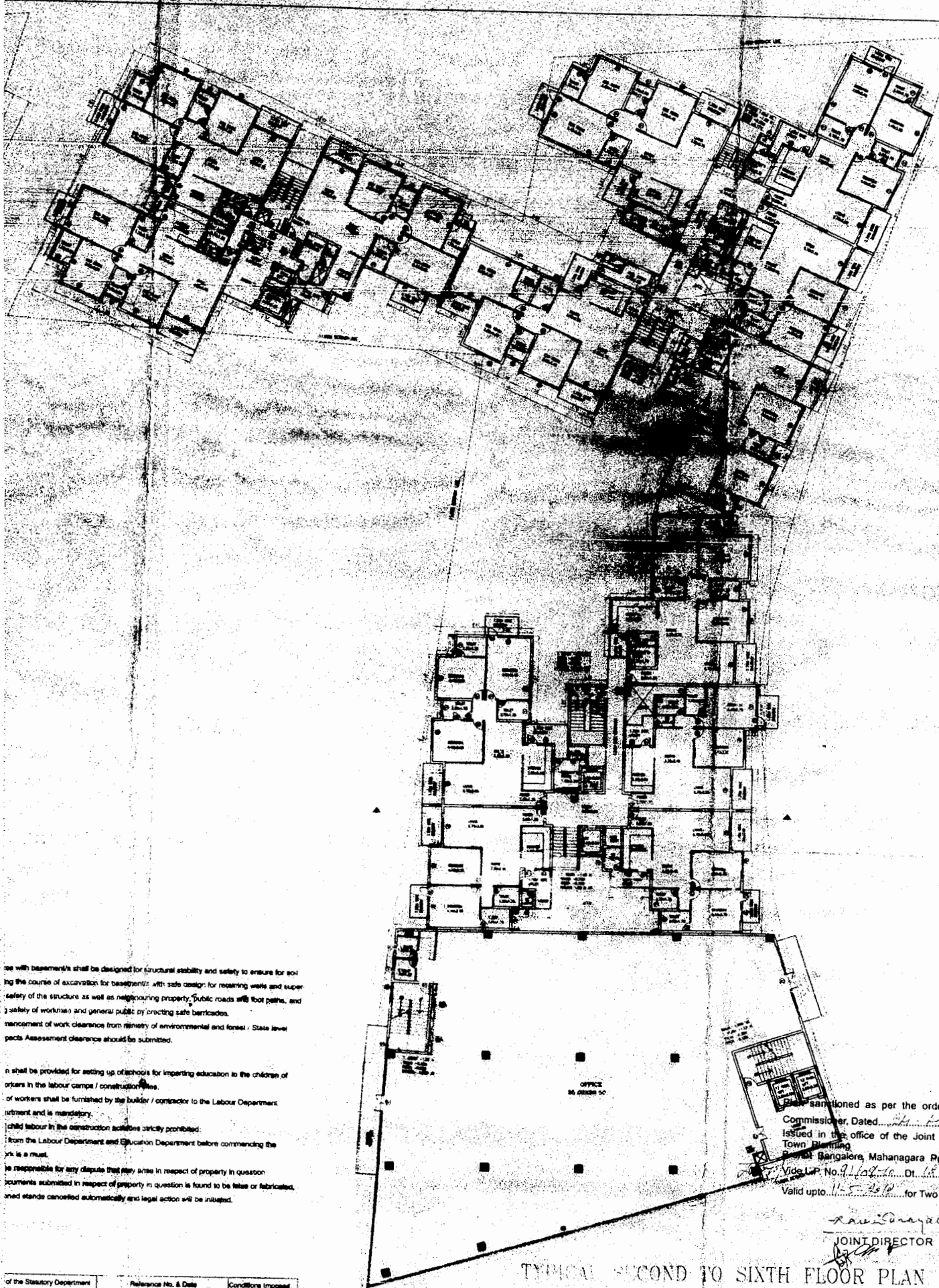
II NOC Details

Sl. No.	Name of the Statutory Department
1)	FIRE
2)	KSPCB
3)	ENVIRONMENT
4)	BWSSB
5)	BESCOM
6)	BSNL
7)	AIRPORT

ii) The Applicant has paid the fee vide Receipt

1. Licence Fee	
2. Ground Rent	
3. Betterment Charges	
a) For Building	
b) For Site	
4. Security Deposit	
5. Others	
TOTAL	
Less Amount paid	
NET	

6 Labour Code No. 10



use with basement/s shall be designed for structural stability and safety to ensure for soil
ing the course of excavation for basement/s with safe design for retaining walls and super
safety of the structure as well as neighbouring property, public roads, safe foot paths, and
safety of workmen and general public by erecting safe barricades.
manoeuvring of work clearance from vicinity of environmental and forest / State level
pects Assessment clearance should be submitted.

n shall be provided for setting up of schools for imparting education to the children of
of workers in the labour camps / construction sites.
of workers shall be furnished by the builder / contractor to the Labour Department
ment and is mandatory.
child labour in the construction activities strictly prohibited.
from the Labour Department and Education Department before commencing the
job is a must.
is responsible for any dispute that may arise in respect of property in question
documents submitted in respect of property in question is found to be false or fabricated,
issued stands cancelled automatically and legal action will be initiated.

of the Statutory Department	Reference No. & Date	Conditions imposed
FIRE	100/1309/2008 DT - 07/04/2010	All the conditions imposed in the letter issued by the statutory body should be adhered to
KSPCB	PCB/067/CNP/09/2320 DT - 05/03/2010	
ENVIRONMENT	SEIAA/73/MCON/2008 DT - 4/05/2010	
BWSSB	CE/MA/CE/M/TA-08/788/2004-05 DT - 02/02/2008	
BESCOM	BM/COM/DO/MA/DO/MA/31 DT - 04/02/2004-05 DT - 27/03/2007	
BSNL	DE/S/8-8/2004-05/59 DT - 18/12/2004	
AIRPORT	AAMBIA/AT/MA/DO/1001-03 DT - 08/03/2010	

4. Applicant has paid the fee vide Receipt No. 77386 dated 11-05-2010 for the following

1. Licence Fee	38,36,340.00
2. Ground Rent	28,02,620.00
3. Betterment Charges	
a) For Building	2,28,576.00
b) For Site	7,04,825.00
4. Security Deposit	43,53,200.00
5. Others	98,720.00
TOTAL	1,18,82,081.00
Less: Amount paid	1,00,000.00
NET	1,18,82,081.00
By	1,18,82,100.00

Labour Cost Rs. 21,88,700/- Paid Vide DD No.878795 drawn on Indian Bank dated 11-05-2010

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
D	1.20x2.15	T.W. FRAME PANNELED DOOR
D1	0.90x2.15	S.W. FRAME FLUSH DOOR
D2	0.75x2.15	S.W. FRAME FLUSH DOOR
D3	0.75x2.15	WELD MESS DOOR
FD	1.00x2.15	FIRE DOOR
SD	2.40x2.15	AL. FRAME SLIDING DOOR
SD1	3.00x2.15	AL. FRAME SLIDING DOOR
DW	1.20x1.10+0.90x2.15	AL. FRAME DOOR CUM WINDOW
DW1	0.55x1.10+0.75x2.15	AL. FRAME DOOR CUM WINDOW
W1	2.50x1.80	AL. FRAME GLAZED WINDOW
W2	2.10x1.80	AL. FRAME GLAZED WINDOW
W3	1.80x1.80	AL. FRAME GLAZED WINDOW
W4	1.80x1.20	AL. FRAME GLAZED WINDOW
V	0.80x0.60	AL. FRAME LOVERED VENTILATOR
V1	0.90x0.90	AL. FRAME LOVERED VENTILATOR
MD	1.50x2.15	WELD MESH DOOR
MD2	1.20x2.15	WELD MESH DOOR
MS1	1.80x1.20	WELD MESH WINDOW
MS2	1.50x1.20	WELD MESH WINDOW

OWNER'S SIGNATURE

F. MAANGALYA DEVELOPERS

ARCHITECT'S SIGNATURE

K.V. Sadhashivam
(K.V. SADHASHIVAM)
B.C.C. 51, 333 A - 772-97-98

TITLE FIRST FLOOR PLAN
TYPICAL 2nd TO 6th FLOOR PLAN

SHEET 04

SCALE 1:200

DATE: 03-10-2008

SUBJECT OF DRAWING
SANCTION DRAWING

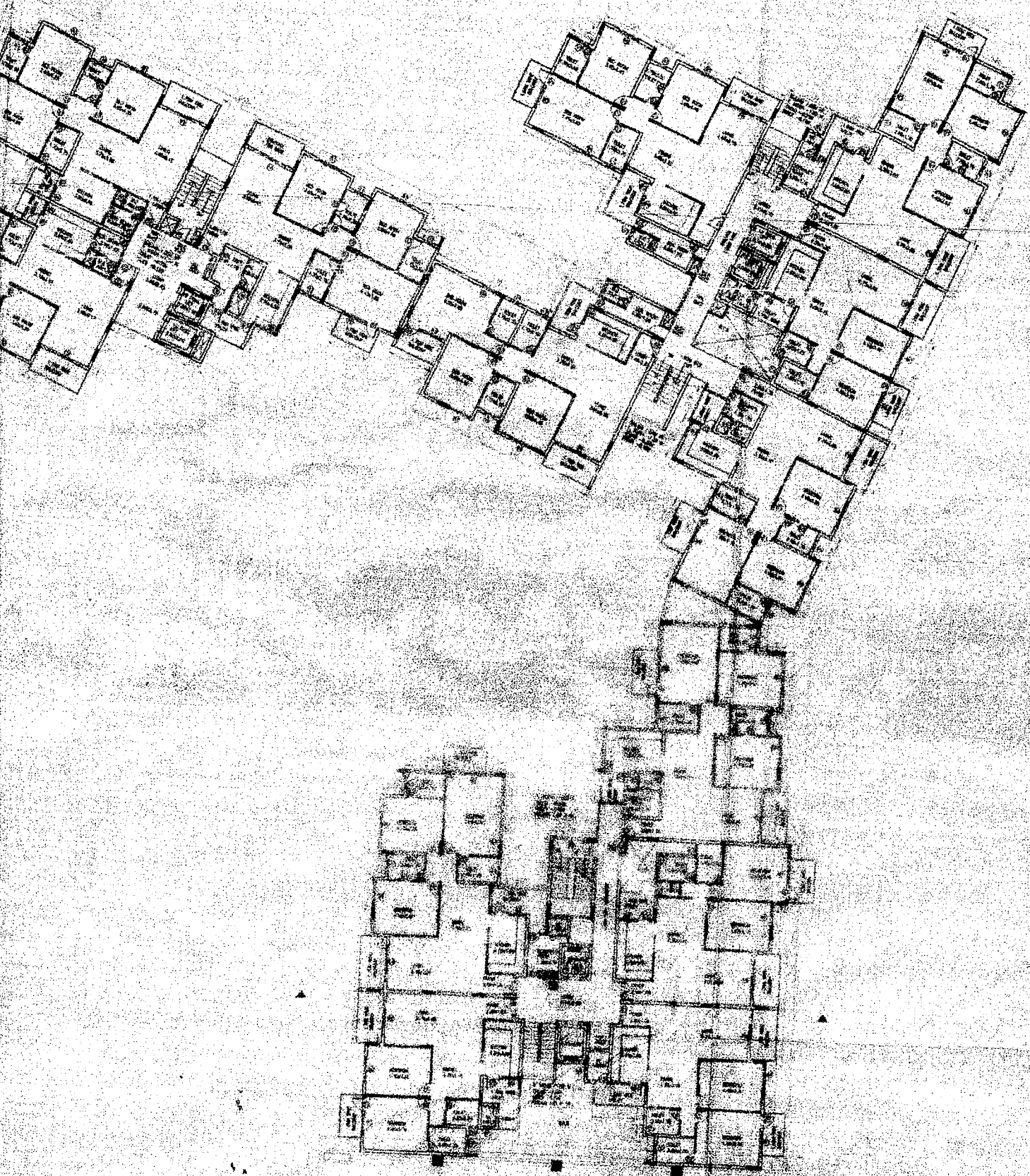
PROJECT
PROPOSED APARTMENT CUM COMMERCIAL
BUILDING AT Sy No.7,
KH. NO.2/82/95A/95B
BASAVANAPURA VILLAGE,
BANNERGATTA MAIN ROAD,
BEGUR HOBLI, BANGALORE.

ARCHITECTS

TEAM-2

302, EMBASSY CHAMBERS,
5 VITTAL MALLA ROAD,
BANGALORE - 560 001

TYPICAL SECOND TO SIXTH FLOOR PLAN



SCHEDULE OF OPENINGS		
TYPE	SIZE	DESCRIPTION
D	1.20x2.15	T.W. FRAME PANELED DOOR
D1	0.90x2.15	S.W. FRAME FLUSH DOOR
D2	0.75x2.15	S.W. FRAME FLUSH DOOR
D3	0.75x2.15	WELD MESH DOOR
FD	1.00x2.15	FLY DOOR
SD	2.40x2.15	A.C. FRAME SLIDING DOOR
SD1	3.00x2.15	A.C. FRAME SLIDING DOOR
DW	1.20x1.10+0.90x2.15	A.C. FRAME DOOR CUM WINDOW
DW1	0.55x1.10+0.75x2.15	A.C. FRAME DOOR CUM WINDOW
W1	2.50x1.80	A.C. FRAME GLAZED WINDOW
W2	2.10x1.80	A.C. FRAME GLAZED WINDOW
W3	1.80x1.80	A.C. FRAME GLAZED WINDOW
W4	1.80x1.20	A.C. FRAME GLAZED WINDOW
V	0.60x0.60	A.C. FRAME LOUVERED VENTILATOR
V1	0.90x0.90	A.C. FRAME LOUVERED VENTILATOR
WD	1.50x2.15	WELD MESH DOOR
WD2	2.00x2.15	WELD MESH DOOR
MS1	1.80x1.20	WELD MESH WINDOW
MS2	1.50x1.20	WELD MESH WINDOW

Structure stability and safety to ensure for soil with safe design for retaining walls and supporting property, public roads and foot paths, and meeting safe bankloads of environmental and forest / State level.

for imparting education to the children of

Contractor to the Labour Department

ably prohibited.

Department before commencing the

in respect of property in question.

question is found to be false or fabricated.

action will be initiated.

OWNER'S SIGNATURE

[Signature]

MANI KUMAR TEJA, OWNER

ARCHITECT'S SIGNATURE

[Signature]

(K.V. SADHASHIVAM)

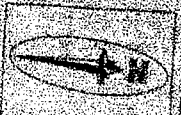
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TITLE: SEVENTH FLOOR PLAN
TYPICAL 8th TO 11th FLOOR PLAN

SHEET: 05

SCALE: 1:200

DATE: 03-10-2008



SUBJECT OF DRAWING
SANCTION DRAWING

PROJECT
PROPOSED APARTMENT CUM COMMERCIAL
BUILDING AT Sy No. 7,
KH. NO. 2/82/95A/95B
BASAVANAPURA VILLAGE,
BANNERGATTA MAIN ROAD,
HEGDE HOBLI, BANGALORE.

ARCHITECTS
TEAM-2
SUDHAKAR PRASAD
SUNIL KUMAR
BANGALORE - 560 001

TERRACE BELOW

Plan sanctioned as per the orders of the
Commissioner Dated *[Signature]*
Issued in the office of the Joint Director of
Town Planning
Bruhat Bangalore Mahanagara Palike
Vidya Vardhina, D. No. 18, 1st Floor,
Valid upto *[Signature]* for Two Years Only

JOINT DIRECTOR

TYPICAL EIGHTH TO ELEVENTH FLOOR PLAN

S. No.	Date	Comments/Remarks
1	20/03/04	
2	04/02/10	
3	20/06/2008	
4	03/09/10	
5	02/09/2009	
6	02/09/2009	
7	14/07/2004-05	
8	02/08/05	
9	24/07/2007(3)	
10	04/07/07	
11	04/05/08	
12	22/04/08	
13	02/10/01-03	
14	02/03/10	

1-05-2010 for the following:

9,51,249.00

1,02,626.00

1,26,578.00

1,04,826.00

1,55,250.00

86,720.00

1,95,381.00

81,085.00

1,52,051.00

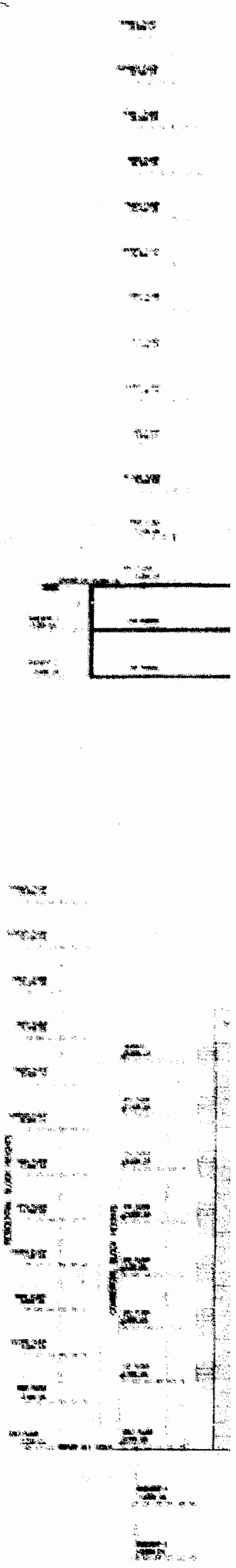
1,10,32,100.00

1 DO No 878795 drawn on

1-05-2010



TERRACE FLOOR PLAN





- [illegible]

1. NOC Details			
Sl No.	Name of the Disruptive Department	Reference No. & Date	Conditions Imposed
01	FINANCE	DIR/1286/2008 DT - 03/04/2008	All the conditions imposed in the letter issued by the statutory body should be followed by.
02	CLERICAL	PC/2008/000000000000 DT - 16/04/2008	
03	ENVIRONMENT	SECRET/2008/000000 DT - 04/05/2008	
04	TRANSPORT	DIR/2008/000000000000 DT - 05/05/2008	
05	TELECOM	DIR/2008/000000000000 DT - 07/05/2008	
06	SALES	DIR/2008/000000000000 DT - 08/05/2008	
07	ADMINISTRATIVE	DIR/2008/000000000000 DT - 09/05/2008	

[illegible]

CHERRY TRENTON

[illegible][illegible]

THE UNIVERSITY OF CHICAGO

100

100-368611-1000

TITLE: TERRACE FLOOR PLAN
SECTION & ELEVATION

SHEET 06

SCALE 1 200

DATE 12-10-2008

SUBJECT OF DRAWING

SANCTION DRAWING

PROJECT
PROPOSED APARTMENT CUM COMMERCIAL
BUILDING AT Sy No 7,
KH. NO.2/82/904/05B
BASAVANAPURA VILLAGE,
BANNERGATTA MAIN ROAD,
HEGUR HOBLI, BANGALORE.

ARCHITECTS

TEAM-2

MR. EMMANUEL CHANDRASEKHAR
B. VITTAI MALLA ROAD
BANGALORE - 560 004

Plan sanctioned as per the orders of the
Commissioner, Dated 26-6-2004
issued in the office of the Joint Director of
Town Planning
Bhusel Bungalow, Malavagere, Patte
Vide L.P. No. 71/2004 Dt. 2-5-2004
Valid upto 26-6-2006 for Two Years Only

JOINT DIRECTOR