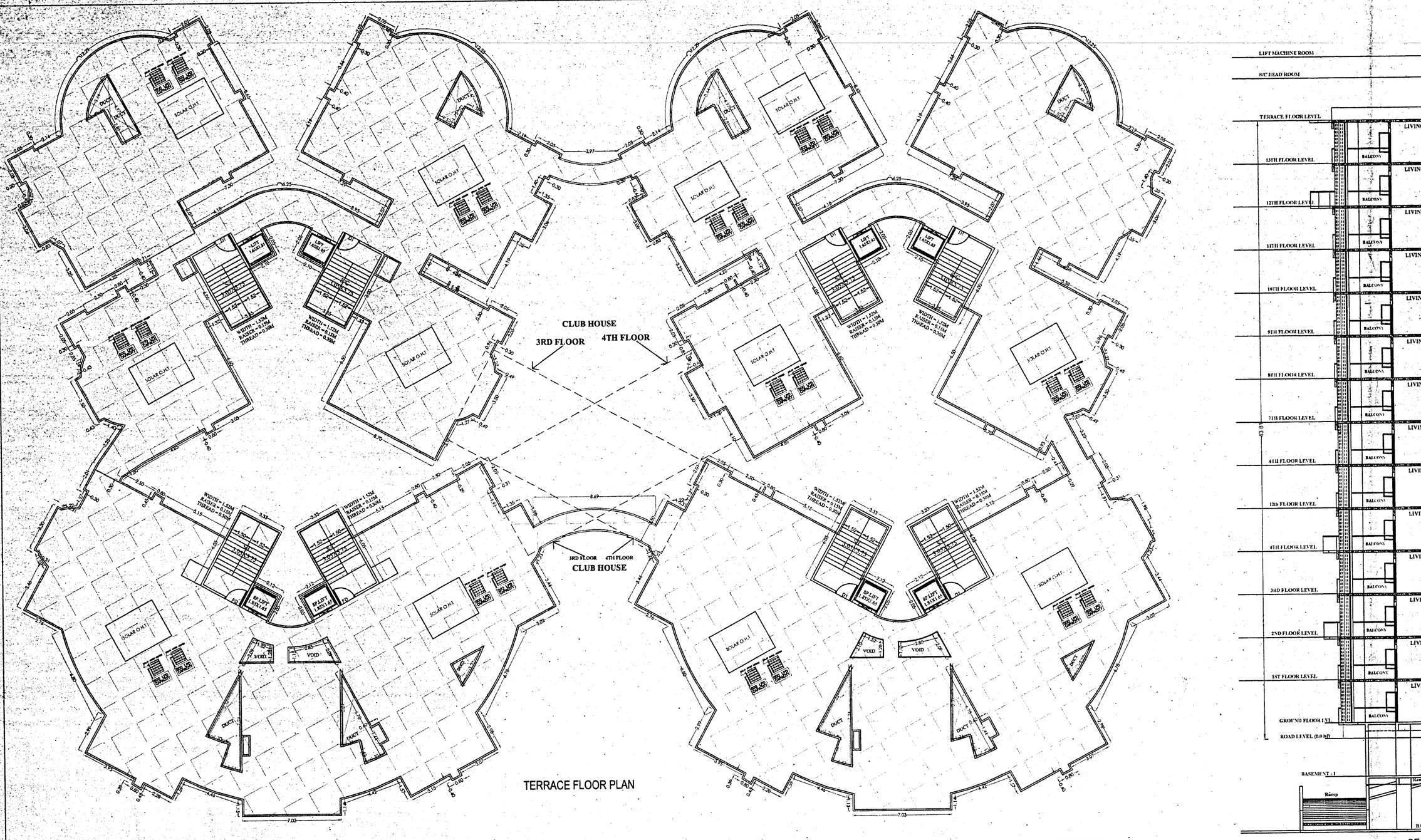


BBMP/Addl DIs/JD NORTH/0389/15-16
(RESIDENTIAL APARTMENT BUILDING PLAN SANCTION)

1. Plan is sanctioned subject to the following conditions

1. Sanction is accorded for Residential Apartment Building Situated At Kaha No.96, By No.1957, 1962, While Not Main road Mahadevapura Village, Ward No.55, Mahadevapura Zone, Bangalore
a) Consist of 1,BF+LGF+GF+13UT (Thirteen upper floors) floor residential building(PODIUM)
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Lower and Upper Basement floors area is reserved for parking purpose and 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 the concerned authorities.
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/unpleasant incidents arising during the time of construction.
8. The applicant shall not allow 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 shall provide open space, parking and the setbacks 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. Gls & Et 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 Byelaw No. 28.
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 approved plan 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 (Byelaw No. 3.8) under sub section 7=6 (b) to (h).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings, a certificate of safety of the foundation and in the case of columnar construction, a certificate of safety of the columns from a "DAMAGE/NEW 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.
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 Byelaw 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.1893 - 2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. Ensure that the electrical installation in the premises as per table 17 of Byelaw No. 20 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Byelaws 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 not 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 be carried out in such a manner as to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and organic waste shall 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).
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. The NOC from KSPCB/ State level Environment Impact Assessment Clearance(SEIAC)/Ministry of Environment and Forest (MoEF) should be taken before commencement of work if applicable.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. Traffic Management plan should be prepared by the Traffic Management Consultant for all high rise structures which shall be obtained from the Competent Authority if necessary.
35. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection covering 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 every five years with due inspection by the department and shall get the renewal of the permission issued. Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
38. The owner / association of the 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. Payment of license fees for sanction of this plan is subject to result of W.P.No.4106/2006 & 2093/2008.
40. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
41. As per Building Bye-Laws 2003 Schedule IV-7.1 The Validity of Registration for Architect/Engineer/Supervisor/ Structural Engineer by the authority shall be for a period of five years and renewable thereafter for more 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 registration. If any owner/builder continues to employ the services of these Engineers and fails in force, the authority shall cancel the registration of the concerned Architect/Engineer/Supervisor/Structural Engineer in the first instance and cancel the registration if the same repeated for the third time.
42. As per Building Bye-Laws 2003 Schedule IV-9.(ii) The Validity of Registration for Architect/Engineer/Supervisor/ Structural Engineer shall not materially alter structural device from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in contravention of the provision of the Act, Rules, Bye-Laws, Zoning Regulations, Sanctioning Orders and Policy Orders of the Corporation.
43. The Demand for payment of Park and Open Spaces area market value in interim stay as per the order of the Hon'ble High Court Vide W.P.No 57142 / 2015 (LB-BMP) however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court order.

Special Conditions as per Labour Department of Government of Karnataka vide ACD/21/LDM

1. Registration of Applicant/ Builder/ Owner/ Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Constructions Workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of 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 the site or workplace 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 labor / camps / construction sites.
2. Let 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 is 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 canceled automatically and legal action will be initiated.

II FEE DETAILS

The Applicant has paid Rs.1,45,80,000.00/- vide receipt No. RE-inv331/TP-000405 dated: 21-Nov-2016 for the following -

License Fees	: Rs. 60,21,614.00
Ground Rent	: Rs. 28,56,497.00
Betterment Charges	
a) For Building	: Rs. 1,00,891.00
b) For Site	: Rs. 2,31,309.00
Security Deposit	: Rs. 50,44,528.00
Plan copy charges/Compound Wall	: Rs. 1,49,000.00
1% Labour Cess Service Charges	: Rs. 75,436.00
TOTAL-	: Rs.1,45,79,275.00
Rounding off Rs.725 TOTAL	Rs. 1,45,80,000.00
Labour Cess.	Rs. 74,68,211.00
Rounding off Rs.89 TOTAL	Rs. 74,68,300.00

The Applicant has RTGS/NEFT with Ref No. ICICR52016112209074442 dated: 22/112016, BANK NAME : ICICI BANK LTD Branch Mahadevapura AMOUNT Rs. 74,68,300.00

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS
d2	0.75	2.10	58
D2	0.75	2.10	743
d1	0.90	2.10	31
D1	0.90	2.10	798
D3	1.00	2.10	31
dd	1.05	2.10	34
MD	1.05	2.10	248
FD	1.22	2.10	70
FD	1.24	2.10	14
MD	1.50	2.10	31
MD	1.80	2.10	31
D1	2.00	2.10	14
D1	2.00	2.10	14
D1	2.01	2.10	91

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS
SW	0.15	1.20	14
SW	0.24	1.20	14
SW	0.30	1.20	14
W	0.37	1.20	14
SW	0.40	1.20	14
W3	0.45	1.20	14
W3	0.45	1.20	14
W	0.50	1.20	38
W	0.53	1.20	14
SW	0.53	1.20	03
W	0.57	1.20	03
w8	0.60	1.20	164
W8	0.60	1.20	538
w	0.60	1.20	03
CW	0.67	1.20	38
W1	0.67	1.20	14
W	0.67	1.20	38
SW	0.67	1.20	14
SW	0.71	1.20	14
W	0.79	1.20	14
w8	0.80	1.20	38
SW	4.72	1.20	14

W	0.90	1.20	27
W	0.90	1.20	03
w1	0.90	1.20	01
W1	0.90	1.20	03
w1	1.05	0.60	13
CW	1.13	1.20	14
W1	1.40	1.20	180
W1	1.40	1.20	180
W1	1.40	1.20	153
W1	1.20	1.20	55
W	1.20	1.20	14
W	1.24	1.20	14
CW	1.55	1.20	01
W	1.60	1.20	14
W1	1.60	1.20	28
CW	1.60	1.20	14
CW	1.64	1.20	27
CW	1.65	1.20	14
W	1.66	1.20	14
W	1.75	1.20	28
W	1.80	1.20	14
W	1.87	1.20	14
W	1.90	1.20	14
W	2.33	1.20	14
CW	2.65	1.20	01

W1	1.95	1.20	14
W	1.95	1.20	25
W	17.08	1.20	01
W	17.08	1.20	01
CW	2.05	1.20	81
CW	2.05	1.20	27
W1	2.17	1.20	28
W1	2.25	1.20	28
W	2.35	1.20	28
CW	2.68	1.20	14
CW	3.07	1.20	27
W5	3.01	1.20	14
W	3.04	1.20	14
CW	3.06	1.20	28
CW	3.20	1.20	28
CW	3.30	1.20	28
CW	3.50	1.20	56
W	3.50	1.20	14
W	3.63	1.20	14
CW	4.07	1.20	01
CW	4.09	1.20	28
CW	4.12	1.20	01
W	4.15	1.20	28
CW	4.18	1.20	14
W	4.48	1.20	28

FLOORWISE FAR STATEMENT - A (RES)

Name of Floor	Total Built up Area	Deduction from FAR	Lift Well	LIVEable Space	Void Deduction	Ramp Deduction	Parking Deduction	Resi/Aux Facilities	Total Deduction	Tenement Nos
Terrace Floor	154.29	139.58	0.00	24.61	0.00	0.00	0.00	0.00	0.00	
Thirteenth Floor	2597.71	0.00	24.61	0.00	115.88	0.00	0.00	2457.11	2457.11	22.00
Twelfth Floor	2597.71	0.00	24.61	0.00	115.88	0.00	0.00	2457.11	2457.11	22.00
Eleventh Floor	2597.71	0.00	24.61	0.00	115.88	0.00	0.00	2457.11	2457.11	22.00
Tenth Floor	2597.71	0.00	24.61	0.00	115.88	0.00	0.00	2457.11	2457.11	22.00
Ninth Floor	2597.71	0.00	24.61	0.00	115.88	0.00	0.00	2457.11	2457.11	22.00
Eighth Floor	2597.71	0.00	24.61	0.00	115.88	0.00	0.00	2457.11	2457.11	22.00
Seventh Floor	2597.71	0.00	24.61	0.00	115.88	0.00	0.00	2457.11	2457.11	22.00
Sixth Floor	2597.71	0.00	24.61	0.00	115.88	0.00	0.00	2457.11	2457.11	22.00
Fifth Floor	2597.71	0.00	24.61	0.00	115.88	0.00	0.00	2457.11	2457.11	22.00
Fourth Floor	2700.33	0.00	24.61	0.00	126.12	0.00	0.00	2548.60	2548.60	20.00
Third Floor	2598.98	0.00	24.61	0.00	198.89	0.00	0.00	2475.48	2475.48	20.00
Second Floor	2597.71	0.00	24.61	0.00	97.88	0.00	0.00	2475.22	2475.22	22.00
First Floor	2597.71	0.00	24.61	0.00	97.88	0.00	0.00	2475.22	2475.22	22.00
Ground Floor	2597.71	0.00	24.61	0.00	97.88	0.00	0.00	2475.22	2475.22	22.00
Upper Basement F	4648.79	0.00	24.61	0.00	0.00	239.59	4592.85	0.00	11.64	0.00
Lower Basement F	4648.79	0.00	24.61	0.00	0.00	239.59	4592.85	0.00	11.64	0.00
Total	50417.54	139.58	303.62	24.61	1663.40	479.18	13185.85	34364.80	34588.06	304.00

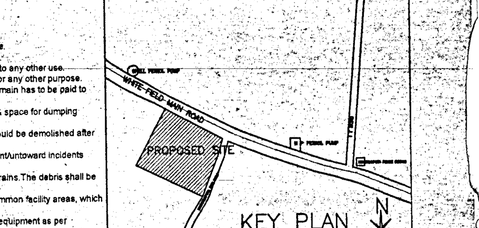
ಸಕಲು/ಪತ್ರಿ

ಸೃಷ್ಟಿಯಾಗಿರುವ ಹಿರಿಯ ಸಹಾಯಕ ಅಭಿಯಂತರರ ದಿನಾಂಕ 15/11/2016 ಮತ್ತು ಇಲ್ಲಿನ ಸ.ಸಂ.(ಎಸ್)(ಎಸ್)ಸಂಖ್ಯೆ ಸ. ಸಂಖ್ಯೆ 389/2015-16 ದಿನಾಂಕ 25/12/2016 ರಂದು ಮಂಜೂರಾತಿ ನೀಡಲಾಗಿರುವುದರಿಂದ ಕಟ್ಟಡ ಪರವಾನಿಗೆಯನ್ನು ದಿನಾಂಕ 25/12/2016 ರಂದು ಸಂಖ್ಯೆ: 04/13/2018 ರಂದು ಸಿದ್ಧಪಡಿಸಿದೆ.

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು

ಹಿರಿಯ ಸಹಾಯಕ ಅಭಿಯಂತರರು
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು

ಉಪ ವಿಭಾಗಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು



AREA STATEMENT (BBMP)

PROJECT DETAIL		
Application No :	BBMP/Addl.Dir/JD NORTH/0389/15-16	
Application Type :	General	Zone : Mahadevapura
Proposal Type :	Proposed Development	Block : A(RES)
Nature of Sanction :	New	Plot No/Khata : 0.00
Plot Use :	Residential	Site Name No : 0.00
Location :	Ring-III	Property No : 0.00
Land Use Zone :	Residential (Main)	
Locality/Street :	0.00	

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11563.44
DEDUCTION FOR		
Plot area deducted for Road Widening		1292.84
Total		1292.84
NET AREA OF PLOT (A-Deductions)	(B)	10270.60
BALANCE AREA OF PLOT (Considered for FAR)	(C)	11563.44
MAX. PERMISSIBLE COVERAGE AREA	(50%)	5781.72
Proposed Coverage Area	(25.93%)	2664.03
Achieved Net coverage area	(25.93%)	2664.03
BALANCE COVERAGE AREA LEFT	(24.07%)	2473.27
PROMOTER'S FAR AREA (Area Deducted FAR)	(3.00)	34364.80
ADDITIONAL FAR	--	
Residential FAR		34364.80
Proposed FAR Area		34364.08
Substructure Area Add In FAR (Lower Lvl)	(11.00)	11.64
ACHIEVED NET FAR AREA	(2.99)	34353.08
BALANCE FAR AREA	(0.01)	93.23
PERMISSIBLE BUILT UP AREA		
ACHIEVED BUILT UP AREA		50488.58

COLOR INDEX

PLOT BOUNDARY	
EXISTING STREET	
A.C.P. OR STREET	
PROPOSED ROAD LINE	
DEDICATION (Road widening)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

AREA STATEMENT (BBMP) — OWNER

Ms CANDEUR CONSTRUCTIONS
SIVA SOLDER PVR
MR KAMMANI TUBES PVT LTD
KATHA DEVELOPERS

OWNER'S NAME — OWNER'S SIGN

MR CANDEUR CONSTRUCTIONS
SIVA SOLDER PVR
MR KAMMANI TUBES PVT LTD (KATHA HOLDER)

PROJECT DESCRIPTION:

Proposed Residential Apartment Building Situated At Kaha No.96, By No.1957, 1962, While Not Main road Mahadevapura Village, Ward No.55, Mahadevapura Zone, Bangalore.

ARCHITECT — ARCHITECT SIGN

R. Vasanth Madhava

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

BUILDING DETAILS

Block Name	Use	Area/Units Use		Structure
A (RES)	Residential	Multi Dwelling Units		High-rise

Parking Type	Req.Nos	Provided	Req.Sq.	Provided
Car	304	418.00	387	5048.28
Motor Car Parking	31	426.25		0.00
Total Car	335	844.25	387	5048.28
TwoWheeler	31	426.25	0	0.00
Total Area	--	5032.50	--	1,10,033.96

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Deed Area Sq.Mt.	Total Built Up Area	Total BUAarea	Tenement Nos
A-1 (RES)	34364.80	34588.06	50473.58	304.00
Total	34364.80	34588.06	50473.58	304.00

III NOC DETAILS:

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC/141/2016,Dated:16/03/2016	Nil the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	Airport Authority of India	AAI/KIA/KTM/NOC/721/5-16 Dt:15/04/2016	
3	BESCOM	SE/EE/AEE/C.TM/EE/D-1/NOC/15-16/879-80 Dt:05/03/2016	
4	BWSSB	SE/AA/BWSSB/CR/2016 Dt:29/06/2016	
5	BWSSB	EE/AEE/EE/CC/CR/NOC/2016/ CC/BG/KTM/NOC/1121/2016-17, Dt:29/09/2016	
6	KSPCB	KSPCB/CTO/Consent/ H-2 Reg No.117437 Dated 21/9/2016	

DRAWING TITLE :
TERRACE FLOOR PLAN, SECTION & ELEVATION.
SHEET No. 10 of 11
SCALE 1:100