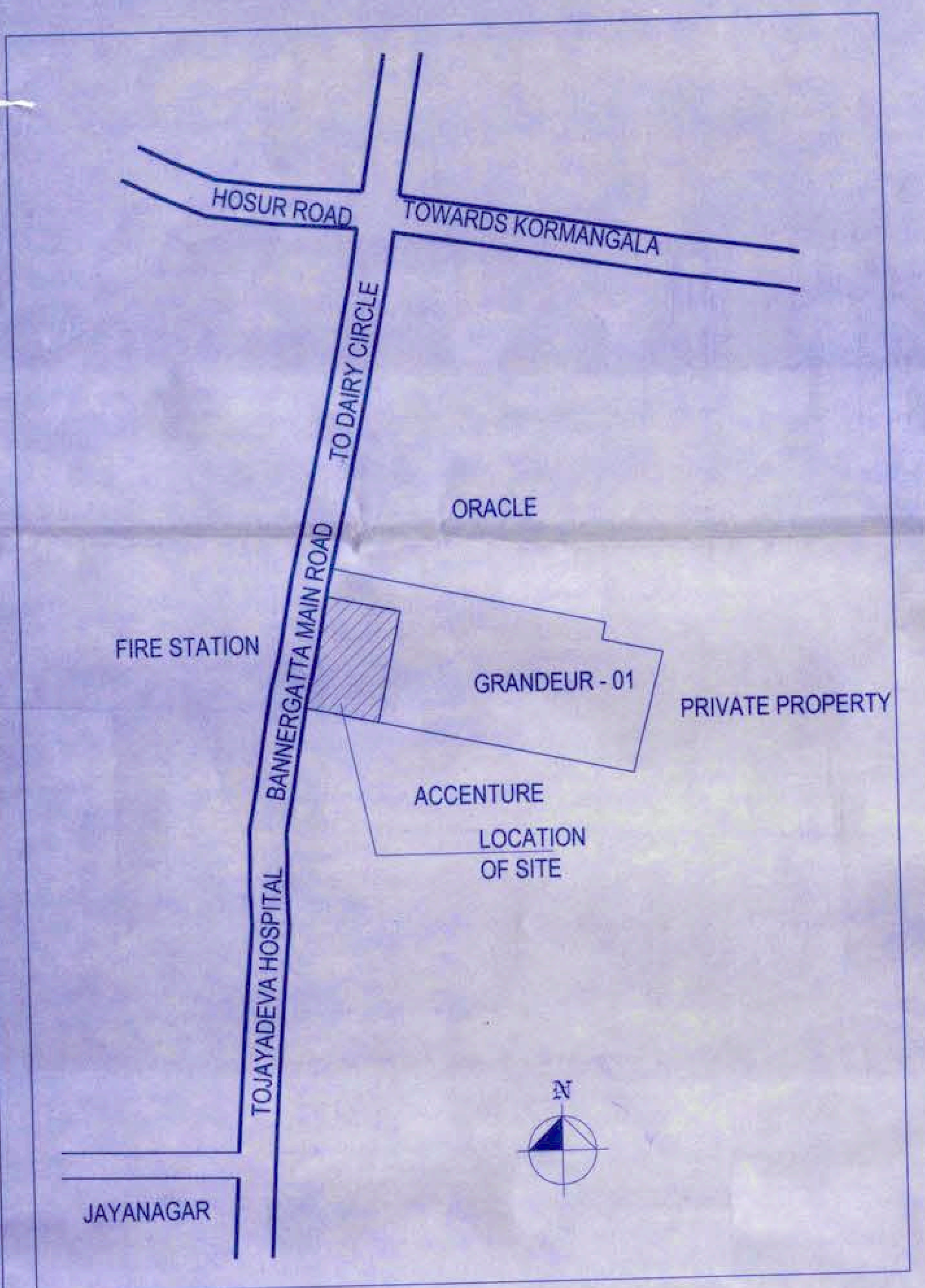

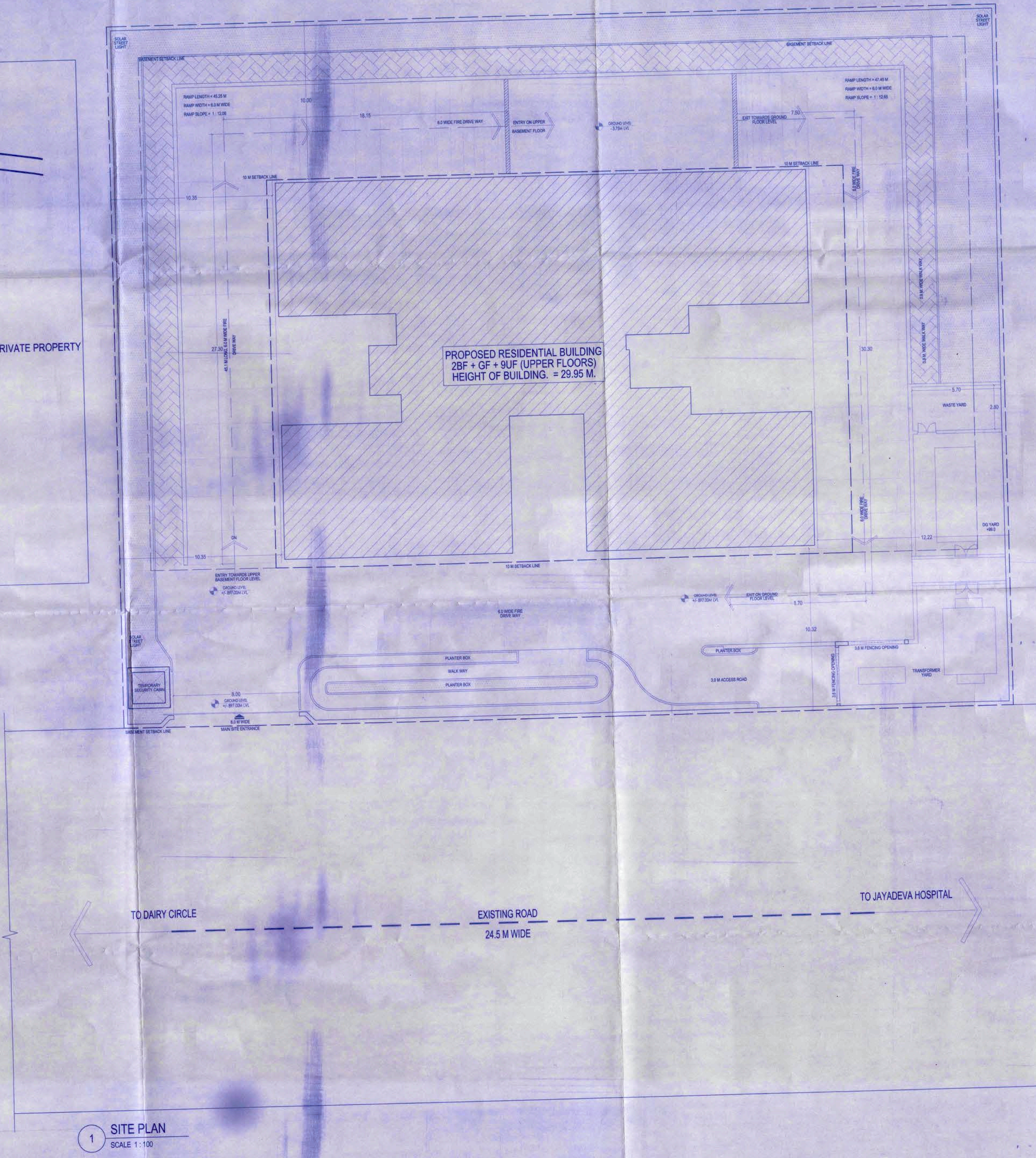

1 SITE PLAN
SCALE 1 : 100

2. Sanction is accorded for Residential use only. The use of the building shall not be converted to any other use.
3. Two Basement Floors are 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, 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 (Es & 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 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 after 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.
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. 29 for the building.
26. Facilities for physically handicapped persons prescrib ed 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 approache d 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 neighbours in the vicinity of construction and that the construction activities shall stop before 6.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial build ings 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).
31. 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.
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. TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the sital area)
36. 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.
37. 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.
38. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years 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.
39. The Owner / Association of the high-rise 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.
40. 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 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 Constructions Workers Welfare Board" should be stricly 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 Applicant/ Builder/ Owner/ Contractor shall engage a construction worker in the site or workplace who is not registered with the "Karnataka Building and Other Constructions 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 mandat ory.
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 proper ty 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.
7. The demand for payment of Park & Open Space fee is Quashed as per the orders fo Hon'ble High Court vide W.P.No.25221/2010(LB-BMP), however,this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.

NOC DETAILS

Sl. NO.	Name of the statutory Department	Reference no. and date	Conditions imposed
1.	FIRE	GBC(1) 489/2013 dt: 21-06-2014 @ page 85 to 91	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2.	AIRPORT	ASC/CM (AO)/181/HAL-BG-250/2011 dt: 28-10-2011	
3.	BWSSB	Acknowledgement dt: 28-08-2013 (Page 35)	
4.	BESCOM	EE/KNLD/AEE(O)/AB/13-14/3690 dt: 12-09-2013 @ Page 36	
5.	BSNL	AGM(TP) 5-6/Vol-23/2013-14/20 dt@BG-8 the dt:14-10-2013 (Page 37)	

FEE DETAILS

II. The Applicant has paid the fee vide Receipt No.______ dated______ for the following:

1	Licence Fees	Rs.5,56,500.00
2	Ground Rent	Rs.3,71,000.00
3	Betterment Charges	
	a) For Building	Rs.18,550.00
	b) For Site	Rs.50,920.00
4	Security Deposit	Rs.9,27,500.00
5	Plan copy & Compound wall charges	Rs.65,200.00
	Add 1% for administrative charges towards labour Cess	Rs.10,882.00
	TOTAL	Rs.20,00,552.00
	SAY Rs.	20,01,000.00

Receipt No : TP/JDTPSUT01/2014-15/Aug/0037
Receipt Date : 18-08-2014

Amount to be paid
Labour Cess
vide DD No. 450798 dated: 18-08-14 Rs. 10,88,000/-
Bank: Axis BAnk Ltd. Service Branch, Bangalore

Application Type:	General	Zone:	South
Proposal Type:	Proposed Development	Ward:	Ward-152
Nature of Sanction:	New	Plot No Value:	-
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-II	Property No.:	-
Land Use Zone:	Commercial (Business)		
Locality/Street:	-		

AREA DETAILS

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2540.00
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	2540.00
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	2540.00
MAX PERMISSIBLE COVERAGE AREA	(40%)	1016.00
Proposed Coverage Area	(25.88%)	657.24
Achieved Net coverage area	(25.88%)	657.24
BALANCE COVERAGE AREA LEFT	(14.12%)	358.76
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00)	7620.00
ADDITIONAL FAR		-
Residential FAR		6796.59
Proposed FAR Area		6811.31
Substructure Area Add in FAR (Layout Lvl)		1.00
ACHIEVED NET FAR AREA	(2.68)	6812.31
BALANCE FAR AREA	(0.32)	807.69
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		9274.58

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
K.Geetha BCC/BL-3.2.3/A-558/93-94	M/s. Sobha Developers Ltd (GPA HOLDER) Morzaria Products pvt,ltd.

OWNER'S NAME:
Morzaria Products pvt,ltd.

PROJECT DESCRIPTION:
Proposed Residential Project at #4A, Byrasandra, Bannerghatta road, Ward No 152, Bangalore

ARCHITECT:
K.Geetha
BCC/BL-3.2.3/A-558/93-94

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
W1 (GRANDEUR 2)	Residential	MultiDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	40	550.00	52	715.00
Visitor's Car Parking	4	55.00	0	0.00
Total Car	44	605.00	52	715.00
TwoWheeler	4	55.00	0	0.00
Total Area	-	660.00	-	2112.48

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	SubStruc. Addition	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
W1-1 (GRANDEUR 2)	6796.59	14.72	6811.31	9273.58	40.00	464.67
Total	6796.59	14.72	6811.31	9273.58	40.00	464.67

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.80 X 3.30 X 4	23.76	53.80
	1.85 X 3.50 X 1	6.48	
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
SECOND FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
THIRD FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
FOURTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
FIFTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
SIXTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
SEVENTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
EIGHTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
NINTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	

DRAWING TITLE	SCALE	SHEET NO.
SITE PLAN & LOCATION PLAN	1:100	01 of 07

The demand for payment of Park & Open Space fee in Interim Stay as per the orders of Hon'ble High Court vide W.P. No.............. (LB-BMP) however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court orders

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03-01-2015 ...
02-01-2017 ...

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No: BBMP/Addl.Dir/JD SOUTH/0400/13-14

Application Type: General | Proposal Type: Proposed Development | Ward: 152

Location of Site: New | Nature of Sanction: Residential | Plot No Value: –

Plot Use: Residential | City Survey No.: –

Location: Ring-II | Property No: –

Land Use Zone: Commercial (Business)

Locality/Street: – | Khata No.: –

AREA DETAILS

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2540.00
NET AREA OF PLOT (Plot area considered for COVERAGE)	(B)	2540.00
MAX PEMISSIBLE COVERAGE AREA	(40%)	1016.00
BALANCE AREA OF PLOT (Considered For Permit/FAR)	(C)	2540.00
Proposed Coverage Area	(25.88%)	657.24
Achieved Net coverage area	(25.88%)	657.24
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00)	7620.00
BALANCE COVERAGE AREA LEFT	(14.12%)	358.76
ADDITIONAL FAR	–	–
Residential FAR		6796.59
Proposed FAR Area		6811.31
Substructure Area Add in FAR (Layout Lvl)		1.00
ACHIEVED FAR AREA	(2.68)	6812.31
PERMISSIBLE BUILT UP AREA		7620.00
BALANCE FAR AREA	(0.32)	807.69
ACHIEVED BUILT UP AREA		6812.31
ARCH / ENGG / SUPERVISOR (Regd)	OWNER	9274.58

OWNERS NAME: Morarara Products pvt.ltd.,

BCC/BL-3.2.3/A-556/93-94) K.Geetha — M/s. Sobha Developers Ltd (DPA HOLDER)

Proposed Residential Project at #4A, Byrasandra, Bonnerghatta road, Ward No 152, Bangalore

PROJECT DESCRIPTION:

K.Geetha

BCC/BL-3.2.3/A-556/93-94)

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
M1 (SANCER 2)	Residential	Multilevelled Units	Highrise

Building Type	Road No.	Road Area	Proj. No.	Proj. Area
Corr	40	550.00	52	715.00
Vacant Site	4	55.00	0	0.00
Total Corr	44	605.00	52	715.00
Towntheater	4	55.00	0	0.00
Total Area	–	660.00	–	2112.48

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential Area	Additional FAR Area	Total FAR Area	Total Built Up Area	Deduct Ancillary Area	Net Residential Area
M1-1 (SANCER 2)	6796.59	14.72	6811.31	9274.58	40.00	6846.87
Total:	6796.59	14.72	6811.31	9274.58	40.00	6846.87

BALCONY CALCULATION

FLOOR	SIZE		AREA	TOTAL AREA
FIRST FLOOR	1.50 X 1.50 X 4	2.25	9.00	65.80
	1.85 X 1.50 X 1	2.78	4.18	
	1.70 X 1.50 X 2	2.55	7.65	
SECOND FLOOR	1.70 X 1.50 X 2	2.55	7.65	47.32
	1.70 X 1.50 X 1	2.55	2.55	
	1.85 X 1.50 X 1	2.78	2.78	
	1.80 X 3.30 X 4	5.94	23.76	
	1.70 X 0.90 X 1	1.53	1.53	
THIRD FLOOR	1.85 X 1.50 X 1	2.78	2.78	47.32
	1.70 X 1.50 X 2	2.55	5.10	
	1.70 X 0.90 X 1	1.53	1.53	
	1.80 X 3.30 X 4	5.94	23.76	
	1.85 X 1.50 X 1	2.78	2.78	
FOURTH FLOOR	1.85 X 1.50 X 1	2.78	2.78	47.32
	1.70 X 1.50 X 2	2.55	5.10	
	1.70 X 0.90 X 1	1.53	1.53	
	1.80 X 3.30 X 4	5.94	23.76	
	1.85 X 1.50 X 1	2.78	2.78	
FIFTH FLOOR	1.85 X 1.50 X 1	2.78	2.78	47.32
	1.70 X 1.50 X 2	2.55	5.10	
	1.70 X 0.90 X 1	1.53	1.53	
	1.80 X 3.30 X 4	5.94	23.76	
	1.85 X 1.50 X 1	2.78	2.78	
SIXTH FLOOR	1.85 X 1.50 X 1	2.78	2.78	47.32
	1.70 X 1.50 X 2	2.55	5.10	
	1.70 X 0.90 X 1	1.53	1.53	
	1.80 X 3.30 X 4	5.94	23.76	
	1.85 X 1.50 X 1	2.78	2.78	
SEVENTH FLOOR	1.85 X 1.50 X 1	2.78	2.78	47.32
	1.70 X 1.50 X 2	2.55	5.10	
	1.70 X 0.90 X 1	1.53	1.53	
	1.80 X 3.30 X 4	5.94	23.76	
	1.85 X 1.50 X 1	2.78	2.78	
EIGHTH FLOOR	1.85 X 1.50 X 1	2.78	2.78	47.32
	1.70 X 1.50 X 2	2.55	5.10	
	1.70 X 0.90 X 1	1.53	1.53	
	1.80 X 3.30 X 4	5.94	23.76	
	1.85 X 1.50 X 1	2.78	2.78	
NINTH FLOOR	1.85 X 1.50 X 1	2.78	2.78	47.32
	1.70 X 1.50 X 2	2.55	5.10	
	1.70 X 0.90 X 1	1.53	1.53	
	1.80 X 3.30 X 4	5.94	23.76	
	1.85 X 1.50 X 1	2.78	2.78	
	1.70 X 0.90 X 1	1.53	1.53	

The demand for payment of Park & Open Space fee in Interim Stay as per the orders of Hon'ble High Court vide WP No.38655-65 44/2014 (LB-BMP) However this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court orders

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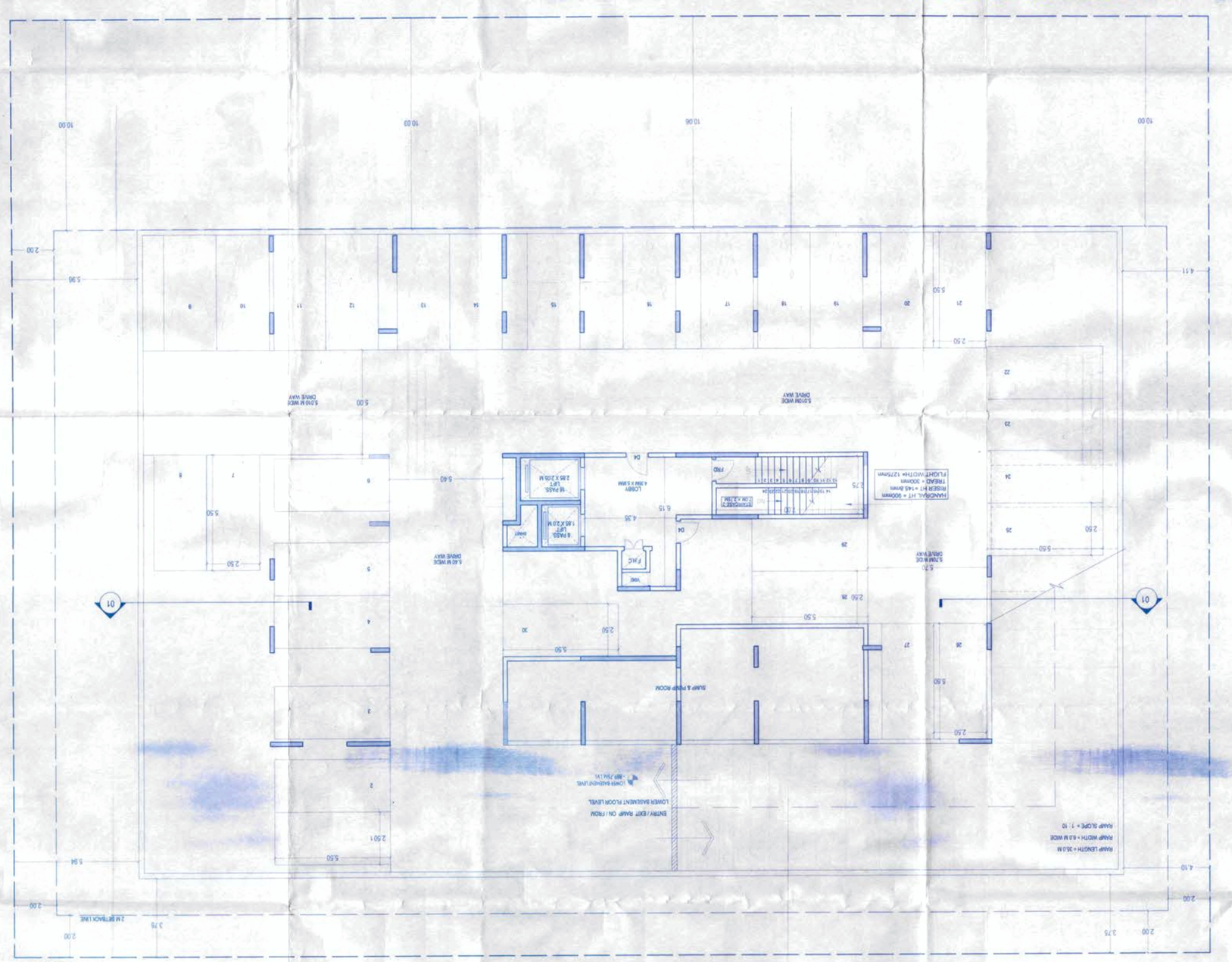
ಸದರಿ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಉಚ್ಚ ನ್ಯಾಯಾಲಯದ ಆದೇಶಗಳಿಗೆ ಒಳಪಟ್ಟು ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ ಹಾಗೂ ಸದರಿ ಪ್ರಕರಣದ ಅಂತಿಮ ತೀರ್ಪಿನ ಆಧಾರದಲ್ಲಿ ಪರಿಹಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳಲು ಷರತ್ತು ವಿಧಿಸಲಾಗಿದೆ.

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನೆ ದಕ್ಷಿಣ ವಲಯ, ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ.

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನೆ ದಕ್ಷಿಣ ವಲಯ, ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ.



LOWER BASEMENT FLOOR PLAN

SCALE 1 : 100 — NO. OF CARS : 30

2

DRAWING TITLE	LOWER BASEMENT FLOOR PLAN
SCALE : 1:100	SHEET NO. : 02 of 07

AREA STATEMENT (BBMP)

PROJECT DETAIL:	
Application No:	BBMP/Addl/JP/JP SOUTH/0400/13-14
Application Type:	General
Zone:	South
Nature of Sanction:	New
Proposal Type:	Proposed Development/Ward
Ward-152	
Plot No/ Village:	–
Location:	Ring-II
Property No:	–
Land Use Zone:	Commercial (Business)
Locality/Street:	–
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	(A) 2540.00
NET AREA OF PLOT (Pot Area considered for COVERAGE)	(B) 2540.00
BALANCE AREA OF PLOT (Considered for Parking FAR)	(C) 2540.00
Proposed Coverage Area	(25.88%) 657.24
MAX PERMISSIBLE COVERAGE AREA	(40%) 1016.00
Achieved Net Coverage area	(25.88%) 657.24
BALANCE COVERAGE AREA LEFT	(14.12%) 358.76
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00) 7620.00
ADDITIONAL FAR	
Residential FAR	6798.59
Proposed FAR Area	6811.31
Substructure FAR Area Add in FAR (Layout LV)	1.00
BALANCE FAR AREA	807.69
ACHIEVED FAR AREA	(2.68) 6811.31
ACHIEVED BUILT UP AREA	9274.58
PERMISSIBLE BUILT UP AREA	–
ACHIEVED BUILT UP AREA	–

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Morarana Products pvt.ltd.,	Morarana Products pvt.ltd.,

OWNERS NAME	
BDC/BL-3.2.3/A-559/93-94)	M/s. Sobha Developers Ltd
K.Geetha	(GPA HOLDER)

PROJECT DESCRIPTION:
Proposed Residential Project at #4A, Byrasandra, Bannerghatta road, Ward No 152, Bangalore

ARCHITECT:
BDC/BL-3.2.3/A-559/93-94
K.Geetha

BUILDING DETAILS			
Block Name	Use	Ancillary Use	Structure
M1 (SANCER 2)	Residential	Multidwelling Units	highrise

Parking Type	Regd No.	Regd Area	Prop No.	Prop Area
Car	40	550.00	52	715.00
Visitor's Car Parking	4	55.00	0	0.00
Total Car	44	605.00	52	715.00
Two/Wheeler	4	55.00	0	0.00
Total Area	–	660.00	–	2112.48

TOTAL FAR BUILT UP AREA STATEMENT:							
Block Name	Residential Section	Total FAR Area	Total Balcony Area	Tenement	Tenement Center and other Tenement
M1-1 (SANCER 2)	6798.59	14.72	6811.31	5253.58	40.00	444.67
Total	6798.59	14.72	6811.31	5253.58	40.00	444.67

BALCONY CALCULATION			
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	180 X 3.20 X 4	2.76	55.20
	185 X 3.70 X 2	1.70	
SECOND FLOOR	180 X 3.20 X 4	2.76	47.32
	185 X 3.70 X 2	1.70	
	170 X 5.80 X 1	9.86	
	185 X 3.70 X 2	1.70	
THIRD FLOOR	180 X 3.20 X 4	2.76	47.32
	170 X 5.80 X 1	9.86	
FOURTH FLOOR	180 X 3.20 X 4	2.76	47.32
	185 X 3.70 X 2	1.70	
FIFTH FLOOR	180 X 3.20 X 4	2.76	47.32
	170 X 5.80 X 1	9.86	
	185 X 3.70 X 2	1.70	
SIXTH FLOOR	180 X 3.20 X 4	2.76	47.32
	170 X 5.80 X 1	9.86	
	185 X 3.70 X 2	1.70	
SEVENTH FLOOR	180 X 3.20 X 4	2.76	47.32
	170 X 5.80 X 1	9.86	
	185 X 3.70 X 2	1.70	
EIGHTH FLOOR	180 X 3.20 X 4	2.76	47.32
	170 X 5.80 X 1	9.86	
	185 X 3.70 X 2	1.70	
NINTH FLOOR	180 X 3.20 X 4	2.76	47.32
	170 X 5.80 X 1	9.86	
	185 X 3.70 X 2	1.70	
	170 X 5.80 X 1	9.86	

The demand-for payment of park & Open Space fee in lotteny Stay is as per the orders of Hon'ble High Court vide W.P. No. 57374/2014 (LB-BMP) however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court orders

ಗಮನಿಸಿ

ಈ ಪ್ರದೇಶವನ್ನು ಪಾರ್ಕ್ & ಓಪನ್ ಸ್ಪೇಸ್ ಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಮಾನ್ಯ ಉಚ್ಚ ನ್ಯಾಯಾಲಯದ ಆದೇಶ ಸಂಖ್ಯೆ: 57374/2014 ಪ್ರಕರಣದಲ್ಲಿ ಈ ಪ್ರದೇಶದಲ್ಲಿನ ಪಾರ್ಕ್ & ಓಪನ್ ಸ್ಪೇಸ್ ಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಮಾನ್ಯ ಉಚ್ಚ ನ್ಯಾಯಾಲಯದ ಆದೇಶಗಳು ಮುಂದಿನ ಸಂದರ್ಭದಲ್ಲಿ ಬರುವುದಾದರೆ ಅದಕ್ಕೆ ಒಳಪಟ್ಟು ಪಾರ್ಕ್ & ಓಪನ್ ಸ್ಪೇಸ್ ಗೆ ಸಂಬಂಧಿಸಿದ ಹಣವನ್ನು ಪಾವತಿಸಲಾಗುವುದು.

(ಬಿಬಿಎಂಪಿ ಅಧಿಕೃತ ಸಹಿ)

ಮುಖ್ಯ ಅಭಿಯಂತರರು (ಪಶ್ಚಿಮ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

NOC DETAILS

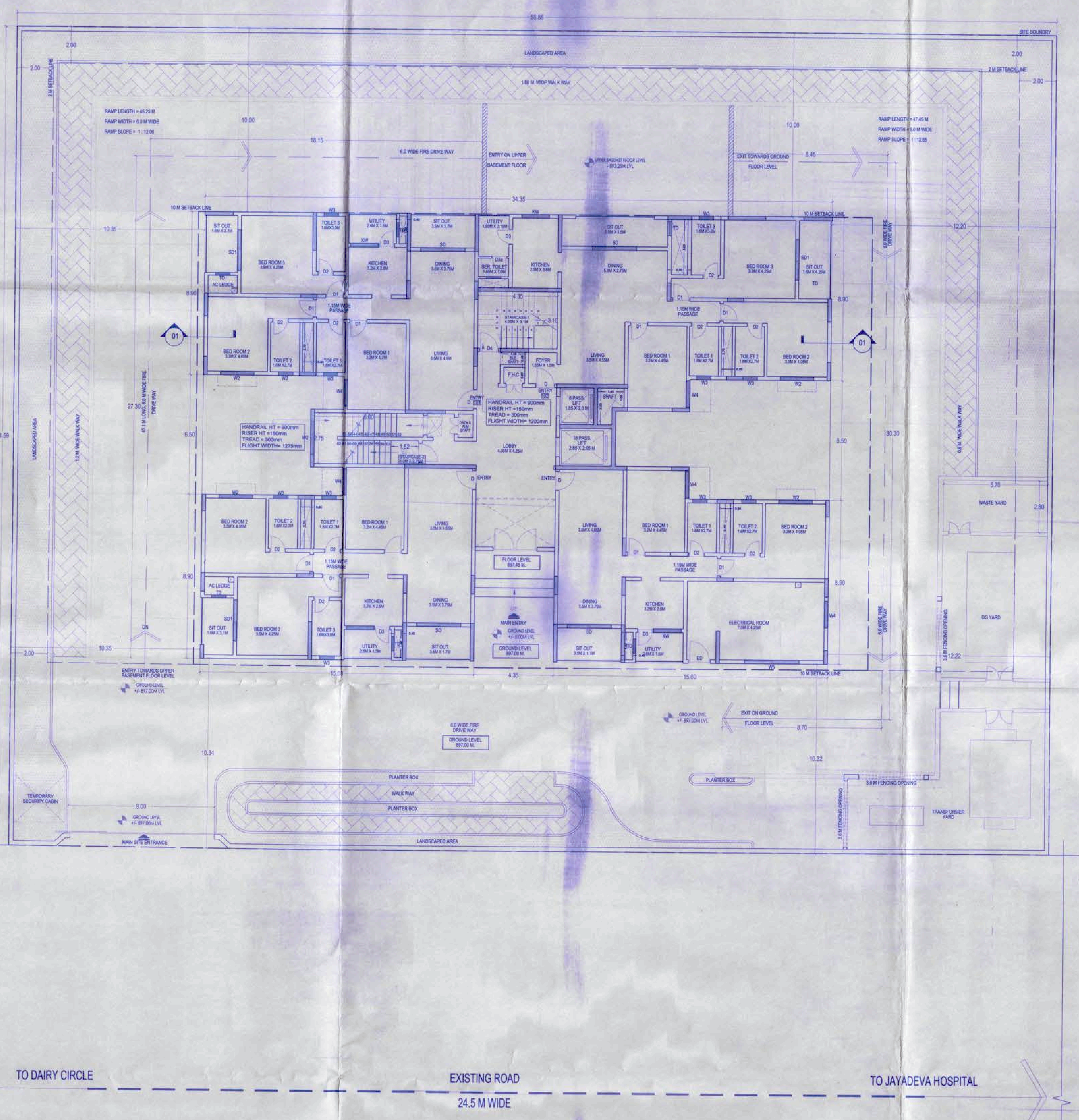
Sl. No.	Consent as on century Department	Reference no. and date	Conditions imposed
1.	FIRE	GRC(1) 489/2013 dt: 21-06-2014 @ page 61 to 91	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2.	AIRPORT	AAI/CFH (M)/181/MA-BD-250/2011 dt: 28-10-2011	
3.	BWSSB	Acknowledgement dt: 28-08-2013 (Page 35)	
4.	BESCOM	MD/T(D) 5-6/Vol-2/2013-14/30 dt: 12-09-2013 @ Page 36	
5.	BDA	dt:08-8 BN dt:14-10-2013 (Page 37)	

FEE DETAILS

Fees	Amount
Scrutiny Fees	Rs. 5,86,000.00
II. The Applicant has paid the fee vide Receipt No. and Date for the following	
Licence Fees	Rs. 5,86,000.00
Council fees	Rs. 3,71,000.00
Development Charges	
a) For Building	Rs. 18,800.00
b) For Site	Rs. 60,600.00
Security Deposit	Rs. 27,500.00
Plan copy & Compound wall charges	Rs. 55,200.00
Add 1% for administrative charges towards labour Cess	Rs. 10,982.00
TOTAL	Rs. 20,00,082.00

Receipt No.	TM/JDTPB/JT/2014-15/Aug/0027
Receipt Date	18-08-2014
Amount to be paid	BAY Rs. 20,01,000.00/-
Cheque Date	18-08-2014
Labour Cess	
vide DD No. 420798 dated 18-08-14	Rs. 10,00,000/-
Bank: Axis Bank Ltd Service Branch, Bangalore	

DRAWING TITLE	SCALE	SHEET NO.
UPPER BASEMENT PLAN	1:100	03 of 07



GROUND FLOOR PLAN

SCALE 1 : 100 — NO. OF FLATS - 4

BBMP/Addl.Dir/JD SOUTH/0400/13-14

I Conditions:

1. Plan Sanction is accorded for the proposed Residential building:
   a) Construction of 2BF+GF+9UF (Nine upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floors are 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, 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 (Es & 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 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 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.
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. 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 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 [illegible] 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 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 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. TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the sital area)
36. The owner / Association of highrise building shall obtain clearance certificate from the 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.
37. 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.
38. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years 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.
39. The Owner / Association of the high-rise 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.
40. 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 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 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 Applicant/ Builder/ Owner/ Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Constructions 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 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.
7. The demand for payment of Park & Open Space fee is Quashed as per the orders to Hon'ble High Court vide W.P. No. 25221/2010(LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.

NOC DETAILS

Sl. NO.	Name of the statutory department	Reference no. and date	Conditions imposed
1.	FIRE	GBC(1) 489/2013 dt: 21-06-2014 @ page 85 to 91	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2.	AIRPORT	ASC/CM (AO)/181/HAL-BG-250/2011 dt: 28-10-2011	
3.	BWSSB	Acknowledgement dt: 28-06-2013 (Page 35)	
4.	BESCOM	EE/KNLD/AEE(O)/AE/13-14/3690 dt: 12-09-2013 @ Page 36	
5.	BSNL	AGM(TP) S-6/Vol-23/2013-14/20 dt@BG-8 the dt:14-10-2013 (Page 37)	

FEE DETAILS

II. The Applicant has paid the fee vide Receipt No. ______ dated ______ for the following:

1.	Licence Fees	Rs.5,56,500.00
2.	Ground Rent	Rs.3,71,000.00
3.	Betterment Charges	
	a) For Building	Rs.18,550.00
	b) For Site	Rs.50,800.00
4.	Security Deposit	Rs.9,27,500.00
5.	Plan copy & Compound wall charges	Rs.65,200.00
	Add 1% for administrative charges towards labour Cess	Rs.10,982.00
	TOTAL	Rs.20,00,552.00
	SAY Rs.	20,01,000.00/-

Receipt No. TP/JDTPSUT/01/2014-15/Aug/0037

Receipt Date 18-08-2014

Amount to be paid

Labour Cess

vide DD No. 450798 dated 18-08-14 Rs. 10,68,000/-

Bank: Axis BAnk Ltd Service Branch, Bangalore

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD SOUTH/0400/13-14		
Application Type:	General	Zone:	South
Proposal Type:	Proposed Development	Ward:	Ward-152
Nature of Sanction:	New	Plot No Value:	-
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-II	Property No.:	-
Land Use Zone:	Commercial (Business)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2540.00
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	2540.00
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	2540.00
MAX. PERMISSIBLE COVERAGE AREA	(40%)	1016.00
Proposed Coverage Area	(25.88%)	657.24
Achieved Net coverage area	(25.88%)	657.24
BALANCE COVERAGE AREA LEFT	(14.12%)	358.76
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00)	7620.00
ADDITIONAL FAR	-	-
Residential FAR		6796.59
Proposed FAR Area		6811.31
Substructure Area Add in FAR (Layout Lvl)		1.00
ACHIEVED NET FAR AREA	(2.68)	6812.31
BALANCE FAR AREA	(0.32)	807.69
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		9274.58

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
	Morzaria Products pvt,ltd.,
K.Geetha BCC/BL-3.2.3/A-558/93-94)	M/s. Sobha Developers Ltd (GPA HOLDER)

OWNER'S NAME:

Morzaria Products pvt,ltd.,

PROJECT DESCRIPTION::

Proposed Residential Project at #4A, Byrasandra, Bannerghatta road, Ward No 152, Bangalore

ARCHITECT:

K.Geetha
BCC/BL-3.2.3/A-558/93-94)

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
W1 (GRANDEUR 2)	Residential	MultiDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	40	550.00	52	715.00
Visitor's Car Parking	4	55.00	0	0.00
Total Car	44	605.00	52	715.00
TwoWheeler	4	55.00	0	0.00
Total Area	-	660.00	-	2112.48

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	SubStruc. Addition	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
WT-1 (GRANDEUR 2)	6796.59	14.72	6811.31	9273.58	40.00	464.67
Total	6796.59	14.72	6811.31	9273.58	40.00	464.67

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.80 X 3.30 X 4	23.76	53.80
	1.85 X 3.50 X 1	6.48	
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
SECOND FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
THIRD FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
FOURTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
FIFTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
SIXTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
SEVENTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
EIGHTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
NINTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	

DRAWING TITLE	SCALE	SHEET NO.
GROUND FLOOR PLAN	1:100	04 of 07

The demand for payment of Park & Open Space fee in Interim Stay as per the orders of Hon'ble High Court vide W.P. No. 55663/55664/2014 (LB-BMP) however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court orders

ನಕಲು ಪ್ರತಿ

ಸದ್ರಿ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶ ದಿನಾಂಕ 11-08-2014 ... 03-01-2015
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01-01-2017 [illegible]
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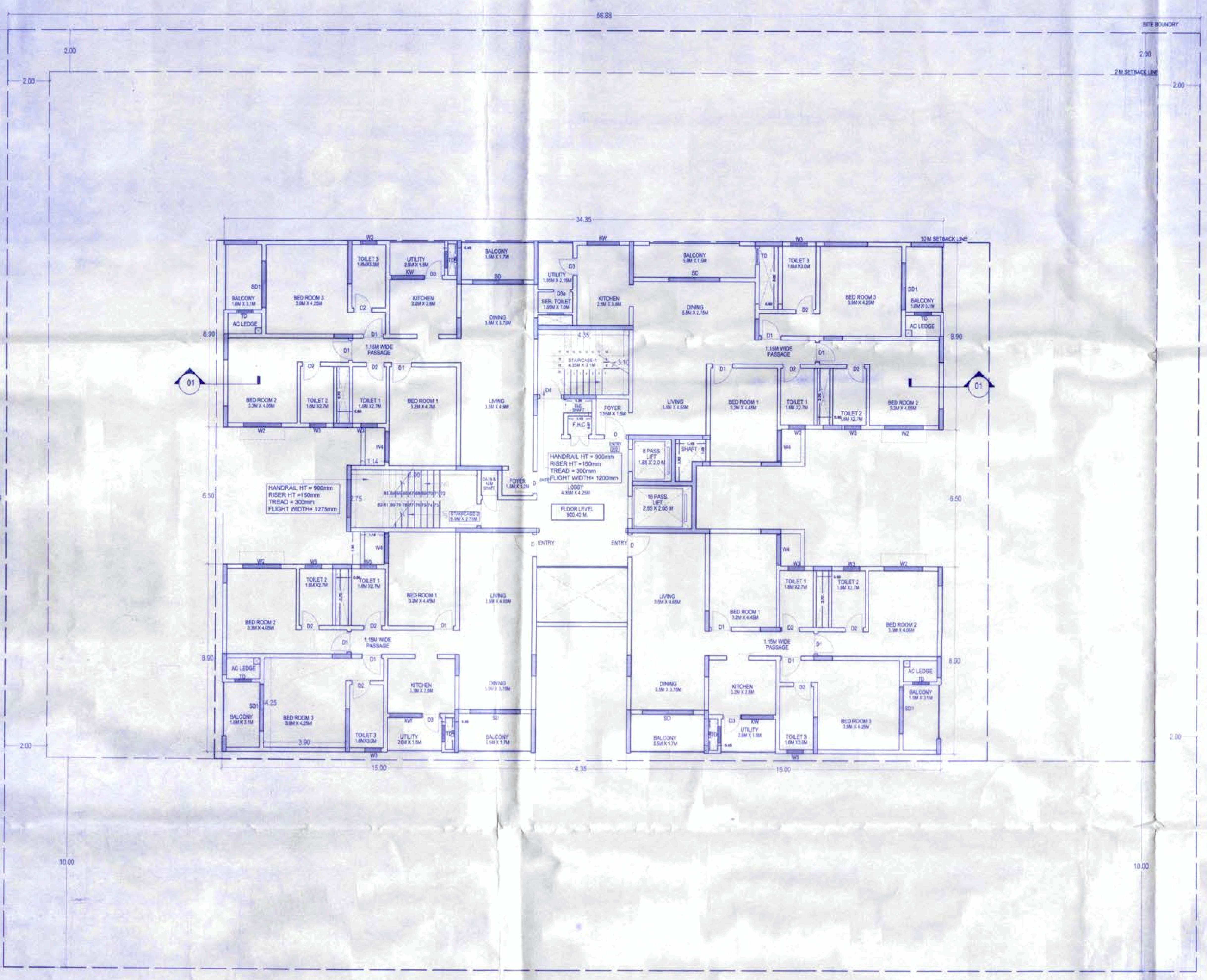
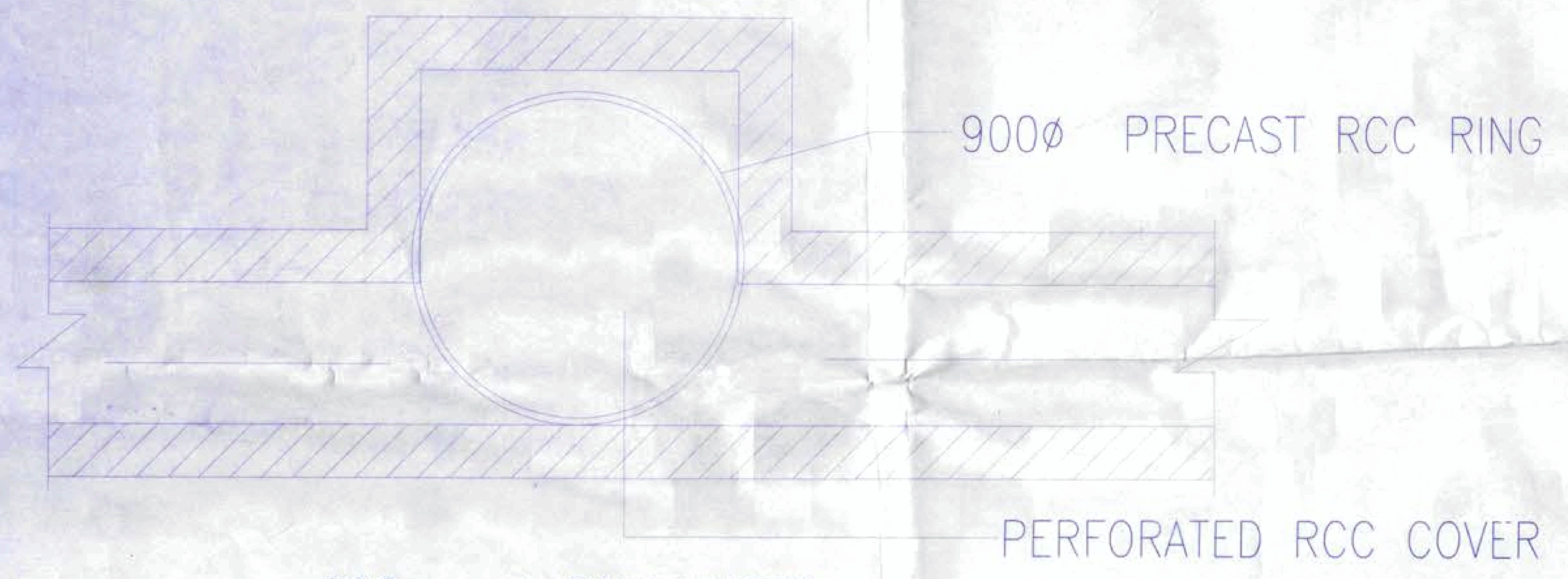
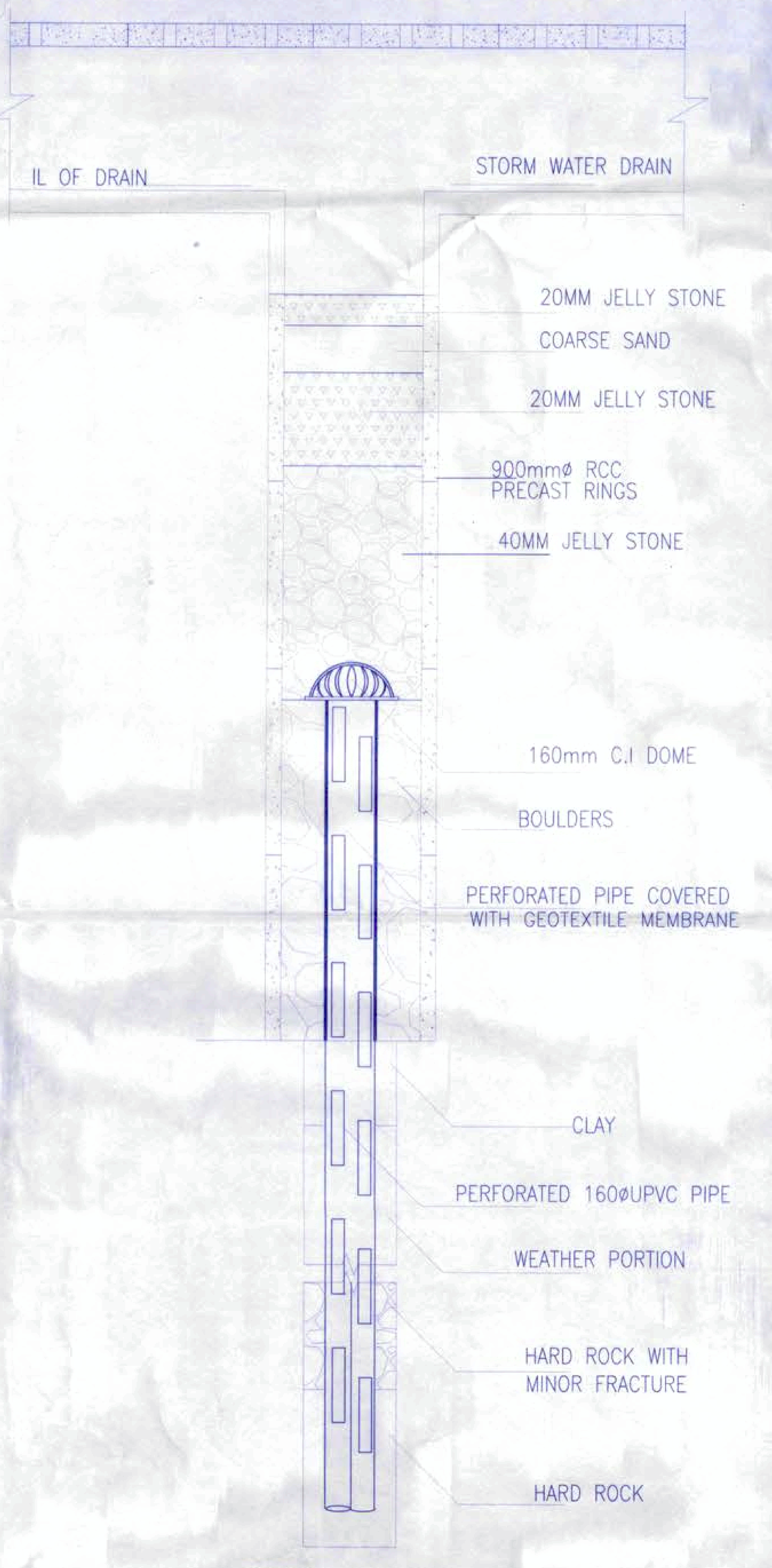


5 FIRST FLOOR PLAN
SCALE 1 : 100 NO. F FLATS N EACH FLOOR - 4



900mm Ø RAIN WATER PERCOLATION PIT – PLAN



SECTIONAL DETAILS OF RAIN WATER PERCOLATION PIT
SCALE NTS

BBMP/Addl.Dir/JD SOUTH/0400/13-14

I Conditions:
1. Plan Sanction is accorded for the proposed Residential building: a) Construction of 2BF+GF+9UF (Nine upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floors are 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, 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 (Es & 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 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 after 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.
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. 29 for the building.
26. Facilities for physically handicapped persons prescrib ed 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 neighbours in the vicinity of construction and that the construction activities shall stop before 6.00 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 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 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 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. TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the sital area)
36. 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.
37. 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.
38. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years 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.
39. The Owner / Association of the high-rise 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.
40. 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 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 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 Applicant/ Builder/ Owner/ Contractor shall engage a construction worker in the site or workplace who is not registered with the "Karnataka Building and Other Constructions 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 proper ty 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.
7. The demand for payment of Park & Open Space fee is Quashed as per the orders fo Hon'ble High Court vide W.P.No.25221/2010(LB-BMP), however,this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.

NOC DETAILS

Sl. NO.	Name of the statutory Department	Reference no. and date	Conditions imposed
1.	FIRE	GBC(1) 489/2013 dt: 21-06-2014 @ page 85 to 91	All the conditions imposed in the letter issued by the statutory body should be adhered to..
2.	AIRPORT	ASC/CM (AO)/181/HAL-BG-250/2011 dt: 28-10-2011	
3.	BWSSB	Acknowledgement dt: 28-08-2013 (Page 35)	
4.	BESCOM	EE/KMLD/AEE(O)/AB/13-14/3690 dt: 12-09-2013 @ Page 36	
5.	BSNL	AGM(TP) S-6/Vol-23/2013-14/20 dt@BG-8 the dt:14-10-2013 (Page 37)	

FEE DETAILS

II. The Applicant has paid the fee vide Receipt No. TP/JOSP dated: — for the following:

1. Licence Fees: Rs.5,56,500.00
2. Ground Rent: Rs.3,71,000.00
3. Betterment Charges
   a) For Building: Rs.18,550.00
   b) For Site: Rs.50,820.00
4. Security Deposit: Rs.9,27,500.00
5. Plan copy & Compound wall charges: Rs.65,200.00

Add 1% for administrative charges towards labour Cess: Rs.10,982.00

TOTAL: Rs.20,00,552.00

SAY Rs. 20,01,000.00/-

Receipt No. : TP/JDTPSUT/01/2014-15/Aug/0037
Receipt Date : 18-08-2014

Amount to be paid
Labour Cess
vide DD No. 450798 dated: 18-08-14 Rs. 10,88,000/-
Bank: Axis BAnk Ltd. Service Branch, Bangalore

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No:	BBMP/Addl.Dir/JD SOUTH/0400/13-14		
Application Type:	General	Zone:	South
Proposal Type:	Proposed Development	Ward:	Ward-152
Nature of Sanction:	New	Plot No Value:	–
Plot Use:	Residential	City Survey No.:	–
Location:	Ring-II	Property No.:	–
Land Use Zone:	Commercial (Business)		
Locality/Street:	–		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2540.00
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	2540.00
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	2540.00
MAX. PERMISSIBLE COVERAGE AREA	(40%)	1016.00
Proposed Coverage Area	(25.88%)	657.24
Achieved Net coverage area	(25.88%)	657.24
BALANCE COVERAGE AREA LEFT	(14.12%)	358.76
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00)	7620.00
ADDITIONAL FAR		–
Residential FAR		6796.59
Proposed FAR Area		6811.31
Substructure Area Add in FAR (Layout Lvl)		1.00
ACHIEVED NET FAR AREA	(2.68)	6812.31
BALANCE FAR AREA	(0.32)	807.69
PERMISSIBLE BUILT UP AREA		–
ACHIEVED BUILT UP AREA		9274.58

ARCH / ENGG / SUPERVISOR (Regd) — K.Geetha BCC/BL-3.2.3/A-558/93-94

OWNER — Morzaria Products pvt.ltd., M/s. Sobha Developers Ltd (GPA HOLDER)

OWNER'S NAME:
Morzaria Products pvt.ltd.,

PROJECT DESCRIPTION::
Proposed Residential Project at #4A, Byrasandra, Bannerghatta road, Ward No 152, Bangalore

ARCHITECT:
K.Geetha
BCC/BL-3.2.3/A-558/93-94

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
W1 (GRANDEUR 2)	Residential	MultiDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	40	550.00	52	715.00
Visitor's Car Parking	4	55.00	0	0.00
Total Car	44	605.00	52	715.00
TwoWheeler	4	55.00	0	0.00
Total Area	–	660.00	–	2112.48

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	SubStruc. Addition	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
W1-1 (GRANDEUR 2)	6796.59	14.72	6811.31	9273.58	40.00	464.67
Total	6796.59	14.72	6811.31	9273.58	40.00	464.67

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.80 X 3.30 X 4	23.76	53.80
	1.80 X 3.30 X 1	6.48	
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
SECOND FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
THIRD FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
FOURTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
FIFTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
SIXTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
SEVENTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
EIGHTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	
NINTH FLOOR	1.80 X 3.30 X 4	23.76	47.32
	1.85 X 3.70 X 2	13.70	
	1.70 X 5.80 X 1	9.86	

DRAWING TITLE	SCALE	SHEET NO.
FIRST FLOOR PLAN & RWH DETAILS	1:100	05 of 07

The demand for payment of Park & Open Space fee in Interim Stay as per the orders of Hon'ble High Court vide W.P. No. 55663/55664/2014 (LB-BMP) however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court orders

ನಕಲು ಪ್ರತಿ

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 11-08-2014 ರ ಮೇರೆಗೆ ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ: ಬಿಬಿಎಂಪಿ/ ಅ.ನಿ./ಜಂ.ನಿ.(ನ.ಯೋ.ದ) 400/13-14 ದಿನಾಂಕ: 03-01-2015 ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನಯ ವಿಧಿಸಲಾಗಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 03-01-2015 ರಿಂದ 02-01-2017 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

ಜಂಟಿ-ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ದಕ್ಷಿಣ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ,
ಬೆಂಗಳೂರು.
3/1/15