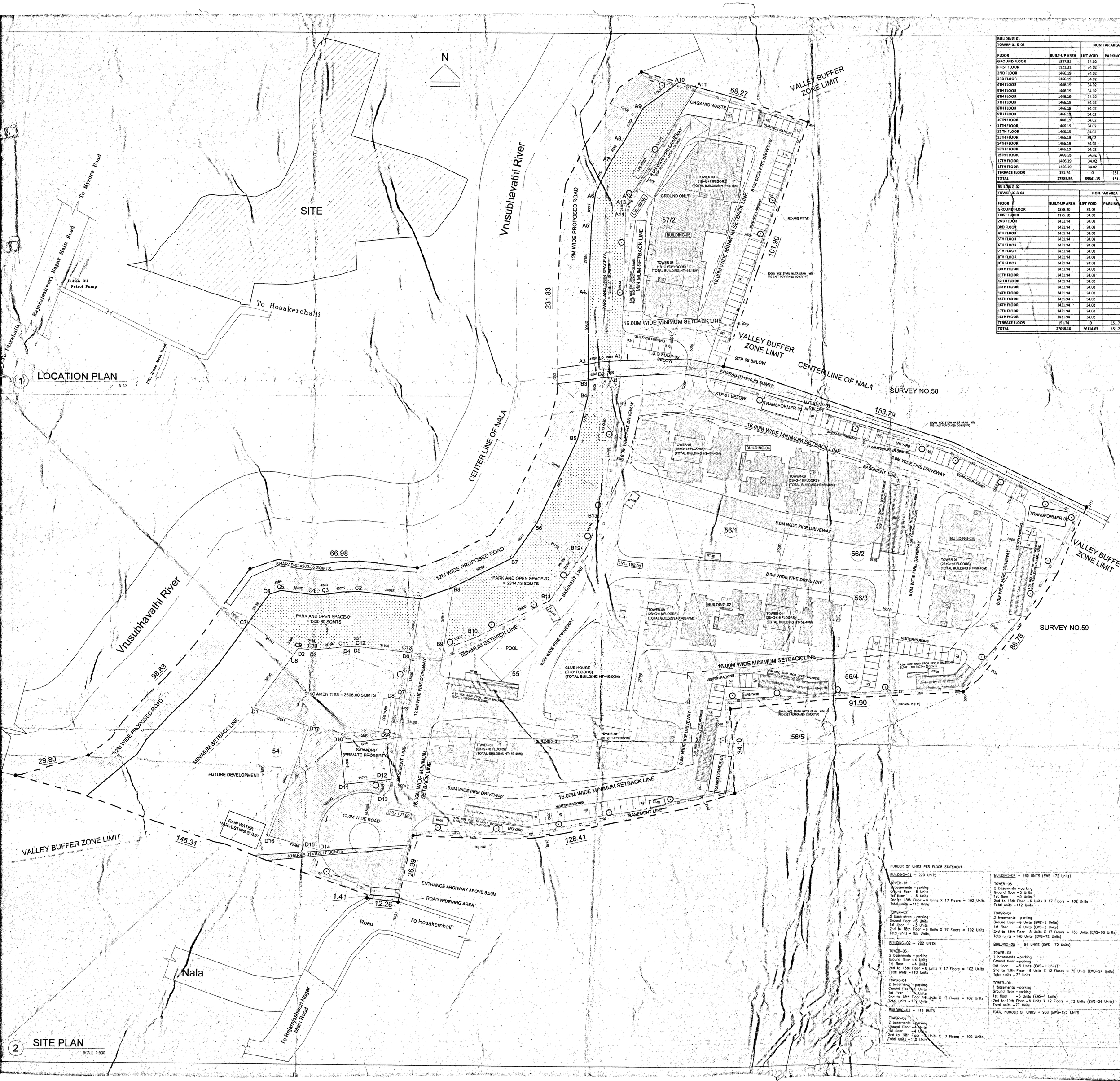

BUILDING-01					
TOWER-01 & 02	NON/ FAR AREA			FAR AREA	UNITS
FLOOR	BUILT-UP AREA	LIFT VOID	PARKING/LMR		
GROUND FLOOR	1387.31	34.02		1353.29	8
FIRST FLOOR	1121.31	34.02		1087.29	8
2ND FLOOR	1466.19	34.02		1432.17	12
3RD FLOOR	1466.19	34.02		1432.17	12
4TH FLOOR	1466.19	34.02		1432.17	12
5TH FLOOR	1466.19	34.02		1432.17	12
6TH FLOOR	1466.19	34.02		1432.17	12
7TH FLOOR	1466.19	34.02		1432.17	12
8TH FLOOR	1466.19	34.02		1432.17	12
9TH FLOOR	1466.19	34.02		1432.17	12
10TH FLOOR	1466.19	34.02		1432.17	12
11TH FLOOR	1466.19	34.02		1432.17	12
12 TH FLOOR	1466.19	34.02		1432.17	12
13TH FLOOR	1466.19	34.02		1432.17	12
14TH FLOOR	1466.19	34.02		1432.17	12
15TH FLOOR	1466.19	34.02		1432.17	12
16TH FLOOR	1466.19	34.02		1432.17	12
17TH FLOOR	1466.19	34.02		1432.17	12
18TH FLOOR	1466.19	34.02		1432.17	12
TERRACE FLOOR	151.74	0	151.74	0.00	
TOTAL	27585.59.	69641.15	151.74	26787.47	220

BUILDING-02					
TOWER-03 & 04	NON/ FAR AREA			FAR Area	UNITS
FLOOR	BUILT-UP AREA	LIFT VOID	PARKING/LMR		
GROUND FLOOR	1388.20	34.02		1354.18	9
FIRST FLOOR	1175.18	34.02		1141.16	9
2ND FLOOR	1431.94	34.02		1397.92	12
3RD FLOOR	1431.94	34.02		1397.92	12
4TH FLOOR	1431.94	34.02		1397.92	12
5TH FLOOR	1431.94	34.02		1397.92	12
6TH FLOOR	1431.94	34.02		1397.92	12
7TH FLOOR	1431.94	34.02		1397.92	12
8TH FLOOR	1431.94	34.02		1397.92	12
9TH FLOOR	1431.94	34.02		1397.92	12
10TH FLOOR	1431.94	34.02		1397.92	12
11TH FLOOR	1431.94	34.02		1397.92	12
12 TH FLOOR	1431.94	34.02		1397.92	12
13TH FLOOR	1431.94	34.02		1397.92	12
14TH FLOOR	1431.94	34.02		1397.92	12
15TH FLOOR	1431.94	34.02		1397.92	12
16TH FLOOR	1431.94	34.02		1397.92	12
17TH FLOOR	1431.94	34.02		1397.92	12
18TH FLOOR	1431.94	34.02		1397.92	12
TERRACE FLOOR	151.74	0	151.74	0.00	
TOTAL	27058.10	56114.63	151.74	26259.98	222

BUILDING-03					
TOWER-05	NON/ FAR AREA			FAR Area	UNITS
FLOOR	BUILT-UP AREA	LIFT VOID	PARKING/LMR		
GROUND FLOOR	787.71	17.01		770.70	5
FIRST FLOOR	655.30	17.01		638.29	5
2ND FLOOR	735.64	17.01		718.63	6
3RD FLOOR	735.64	17.01		718.63	6
4TH FLOOR	735.64	17.01		718.63	6
5TH FLOOR	735.64	17.01		718.63	6
6TH FLOOR	735.64	17.01		718.63	6
7TH FLOOR	735.64	17.01		718.63	6
8TH FLOOR	735.64	17.01		718.63	6
9TH FLOOR	735.64	17.01		718.63	6
10TH FLOOR	735.64	17.01		718.63	6
11TH FLOOR	735.64	17.01		718.63	6
12 TH FLOOR	735.64	17.01		718.63	6
13TH FLOOR	735.64	17.01		718.63	6
14TH FLOOR	735.64	17.01		718.63	6
15TH FLOOR	735.64	17.01		718.63	6
16TH FLOOR	735.64	17.01		718.63	6
17TH FLOOR	735.64	17.01		718.63	6
18TH FLOOR	735.64	17.01		718.63	6
TERRACE FLOOR	75.86	0	75.86	0.00	
TOTAL	14024.75	236564.25	75.86	13625.70	112

BUILDING-04					
TOWER-06 & 07	NON/FAR AREA			FAR Area	UNITS
FLOOR	BUILT-UP AREA	LIFT VOID	PARKING/LMR		
GROUND FLOOR	1525.33	34.02		1491.31	11
FIRST FLOOR	1275.43	34.02		1241.41	11
2ND FLOOR	1435.97	34.02		1401.95	14
3RD FLOOR	1435.97	34.02		1401.95	14
4TH FLOOR	1435.97	34.02		1401.95	14
5TH FLOOR	1435.97	34.02		1401.95	14
6TH FLOOR	1435.97	34.02		1401.95	14
7TH FLOOR	1435.97	34.02		1401.95	14
8TH FLOOR	1435.97	34.02		1401.95	14
9TH FLOOR	1435.97	34.02		1401.95	14
10TH FLOOR	1435.97	34.02		1401.95	14
11TH FLOOR	1435.97	34.02		1401.95	14
12 TH FLOOR	1435.97	34.02		1401.95	14
13TH FLOOR	1435.97	34.02		1401.95	14
14TH FLOOR	1435.97	34.02		1401.95	14
15TH FLOOR	1435.97	34.02		1401.95	14
16TH FLOOR	1435.97	34.02		1401.95	14
17TH FLOOR	1435.97	34.02		1401.95	14
18TH FLOOR	1435.97	34.02		1401.95	14
TERRACE FLOOR	152.54	0	152.54	0.00	
TOTAL	27364.79	56715.56	152.54	26565.87	260

BUILDING-05					
TOWER-08 & 09	NON/FAR AREA			FAR Area	UNITS
FLOOR	BUILT-UP AREA	LIFT VOID	PARKING/LMR		
GROUND FLOOR	1505.69	22.68	1478.99	284.02	
FIRST FLOOR	978.71	22.68		956.03	10
2ND FLOOR	1056.00	22.68		1033.32	12
3RD FLOOR	1056.00	22.68		1033.32	12
4TH FLOOR	1056.00	22.68		1033.32	12
5TH FLOOR	1056.00	22.68		1033.32	12
6TH FLOOR	1056.00	22.68		1033.32	12
7TH FLOOR	1056.00	22.68		1033.32	12
8TH FLOOR	1056.00	22.68		1033.32	12
9TH FLOOR	1056.00	22.68		1033.32	12
10TH FLOOR	1056.00	22.68		1033.32	12
11TH FLOOR	1056.00	22.68		1033.32	12
12 TH FLOOR	1056.00	22.68		1033.32	12
13TH FLOOR	1056.00	22.68		1033.32	12
TERRACE FLOOR	93.59	0	93.59	0.00	
TOTAL	15136.99	33352.19	1572.58	13636.80	154

CLUB HOUSE				
	NON/FAR AREA			FAR Area
FLOOR	BUILT-UP AREA	LIFT VOID	PARKING/LMR	
GROUND FLOOR	1542.82	14.38		1530.44
FIRST FLOOR	1137.88	14.38		1123.50
TERRACE	103.39	0.00	103.39	0.00
TOTAL	2786.09	4238.35	103.39	2653.94

TOTAL SITE AREA (13A-10G)	53620.40
KHARAB AREA(KA-01-KA-03) = 12G	1214.04
SAMADHI (3G)	303.51
TOTAL AVAILABLE SITE AREA FOR DEVELOPMENT (12A-1G)	52102.85
EXISTING ROAD WIDTH	12.10
PROPOSED CDP ROAD WIDTH :	15.00
ROAD WIDENING AREA(RW)	18.75
AREA LEFT FOR 12M WIDE ROAD	4826.71
REQUIRED 10% AREA RESERVED FOR PARKS & OPEN SPACES	5210.29
REQUIRED 5% AREA RESERVED FOR AMENITIES(CA)	2605.14

AREA CONSIDERED FOR RESIDENTIAL DEVELOPMENT (95% OF SITE AREA)	
SITE AREA CONSIDERED FOR FAR	52102.55 – 2606= 49496.55
SITE AREA CONSIDERED FOR COVERAGE	52102.55 – 18.75(RW) – 4826.71(AREA LEFT FOR 12M ROAD) – 2606(CA) = 44651.09

FAR ON 95% OF SITE AREA	FAR ALLOWED	2.25	111340.90/49496.55=2.249<2.25
	FAR ACHIEVED	2.249	
COVERAGE ON 100% SITE AREA	COVERAGE ALLOWED	55.00%	8619.06/ 44651.09X 100 =18.85%<55.00%
	COVERAGE ACHIEVED	18.85%	

TOTAL BUILT UP AREA	162200.76	REQUIRED SETBACK	16.00M
NET FAR AREA	111340.90	ACHIEVED BLDG HT.	59.50M

AREA EARMARKED TOWARDS 10% OF PARKS & OPEN SPACES		
SL	AS PER PLAN	AS PER ZONAL REGULATION
PARK-01(A1-A11)	1330.60	5210.29
PARK-02(B1-B13)	2314.13	
PARK-03(C1-C13)	1566.27	
TOTAL	5211	

AREA EARMARKED TOWARDS 5% OF CIVIC AMENITY		
SL	AS PER PLAN	AS PER ZONAL REGULATION
CA-01(D1-D17)	2606.00	2605.14
TOTAL	2606.00	

TYPES OF UNITS/PARKING REQUIRED

UNIT TYPE	UNIT BUILT UP AREA (SQM)	NO. OF UNITS	CAR PARK REQD	TOTAL CAR PARK REQUIRED	
1 BED 1 TOILET(EWS)	45	122	0.5	61	LESS THAN 50 SQM
2 BED 2 TOILET	86-91	356	1	356	LESS THAN 150 SQM
2 BED STUDY	102-104	300	1	300	LESS THAN 150 SQM
3 BED 3 TOILET	120-125	190	1	190	LESS THAN 150 SQM
TOTAL		968		907	
CLUBHOUSE (2655SQM)				54	1 CAR PARK FOR EVERY 50 SQM
TOTAL				961	
10% VISITORS CAR PARK				97	
TOTAL NO. OF CAR PARK REQUIRED				1058	
TOTAL NO. OF UNITS ACHIEVED					968
REQUIRED 10 % OF EWS(10% OF 968 NOS)					97
ACHIEVED NO. OF EWS (1BHK)					122

PARKING

CAR PARKING REQUIRED	1058	BUILDING-(1-4)-BASEMENT-02 @94.95M LVL	462
		BUILDING-(1-4)-BASEMENT-01 @98.35M LVL	435
CAR PARKING PROVIDED	1130	BUILDING -05 -STILT PARKING @ 102.00M LVL	27
		BUILDING -05- BASEMENT -01 @ 98.35M LVL	76
		VISITOR'S CAR PARKING	51
		SURFACE CAR PARKING	79
		TOTAL	1130

TOTAL (SUMMARY FOR BUILDING-01,02,03,04&05)

BASEMENTS	BUILT-UP AREA	NON/FAR AREA LIFT VOID	PARKING/LMR	FAR Area	UNITS
LOWER BASEMENT (BUILDING-01-04)	21759.35	0.00	21242.51	516.84	
UPPER BASEMENT (BUILDING-01-04)	22797.65	119.07	21633.65	1044.93	
BASEMENT (BUILDING-05)	3297.45	0.00	3048.17	249.28	
BUILDING-01	27585.59	69641.15	151.74	26787.47	220
BUILDING-02	27058.10	56114.63	151.74	26259.98	222
BUILDING-03	14024.75	236564.25	75.86	13625.70	112
BUILDING-04	27364.79	56715.56	152.54	26565.87	260
BUILDING-05	15136.99	33352.19	1572.58	13636.80	154
CLUB HOUSE	2786.09	4238.35	103.39	2653.94	
TOTAL	162200.76	573435.89	48132.18	111340.90	968

BBMP / MdrDr / JD (S) / LP 0236/14-15
Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING.
a) Construction of Bldg. 1,2,3 & 4 – 28+G+18 UF (Eighteen Upper floors only)
b) Construction of Building 5 – B+G+13 UF (Thirteen Upper floors only)
c) Construction of Club House – G+1 UF (One 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) 28% of 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 as per rules.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for automatic exchange in basements 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 / unforeseen incidents arising during the time of construction.
8) The applicant shall not stack 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 / owner 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 (Ex & 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 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. 3.4) under sub section (ii-A) (a) 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 often erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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 lower 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 06.00 PM to avoid nuisance 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sq.mtrs 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 workmen and general public by erecting safe barricades.
32) Sufficient two wheeler parking shall be provided as per requirement.
33) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority.
34) 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.
35) The Fire Force / 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 the Fire Safety plan effect shall be submitted to the corporation and Fire Force Department every year.
36) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate which can be 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 every two years.
37) The Owner / Association of the highrise building shall conduct five 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.
38) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
39) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
40) As per the Commissioner order dated: 03-12-2014, the road should be completed in all respects before the commencement of building (work).
41) Technical & Developmental at the connecting bridge (between Building-04 & 05) to be approved by the respective authorities before commencement.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (KE.Kaki-16LPR) Vikas. AKCE: LD/95/17/2013, 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 Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration at 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 the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

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 shall be cancelled automatically and legal action will be initiated.

NUMBER OF UNITS PER FLOOR STATEMENT

BUILDING-01 : 220 UNITS

TOWER–01
2 basements –parking
Ground floor –5 Units
1st floor –5 Units
2nd to 18th Floor –6 Units X 17 Floors = 102 Units
Total units –112 Units

TOWER–02
2 basements –parking
Ground floor –5 Units
1st floor –3 Units
2nd to 18th Floor –6 Units X 17 Floors = 102 Units
Total units –108 Units

BUILDING-02 : 222 UNITS

TOWER–03
2 basements –parking
Ground floor –4 Units
1st floor –4 Units
2nd to 18th Floor –6 Units X 17 Floors = 102 Units
Total units –110 Units

TOWER–04
2 basements –parking
Ground floor –5 Units
1st floor –5 Units
2nd to 18th Floor –6 Units X 17 Floors = 102 Units
Total units –112 Units

BUILDING-03 : 112 UNITS

TOWER–05
2 basements –parking
Ground floor –4 Units
1st floor –4 Units
2nd to 18th Floor –6 Units X 17 Floors = 102 Units
Total units –110 Units

BUILDING-04 : 260 UNITS (EWS –72 Units)

TOWER–06
2 basements –parking
Ground floor –5 Units
1st floor –5 Units
2nd to 18th Floor –6 Units X 17 Floors = 102 Units
Total units –112 Units

TOWER–07
2 basements –parking
Ground floor –6 Units (EWS–2 Units)
1st floor –6 Units (EWS–2 Units)
2nd to 18th Floor –8 Units X 17 Floors = 136 Units (EWS–68 Units)
Total units –148 Units (EWS–72 Units)

BUILDING-05 : 154 UNITS (EWS –72 Units)

TOWER–08
1 basements –parking
Ground floor –parking
1st floor –5 Units (EWS–1 Units)
2nd to 13th Floor –6 Units X 12 Floors = 72 Units (EWS–24 Units)
Total units –77 Units

TOWER–09
1 basements –parking
Ground floor –parking
1st floor –5 Units (EWS–1 Units)
2nd to 13th Floor –6 Units X 12 Floors = 72 Units (EWS–24 Units)
Total units –77 Units

TOTAL NUMBER OF UNITS = 968 (EWS–122 UNITS)

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 557/2013, dt : 22-07-2014	At the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AAI/BA/APA/NOC/BIAL/300/19/B/09241/3/1 6489/1364-88 dt : 05-11-2013	
3.	KSPCB	PCB/313/CHP/73/rc-1972 dt : 13-02-2014	
4	SEIAA	SEIAA 231 CON 2013 dt : 26-12-2014	
5.	BWSSB	BWSSB/EC/ACE (W)-V/CE (W)-I/FA (W)-V/13267/13-14 dt : 17-03-2014	
6	BESCOM	CE (O)/BES/KZ/AEE-4/15/3474-77 dt : 27-08-2014	
7	BSNL	DE/SAM/BG/5-1/VO. XII/08 dt @ Bl. 4 THE 17-08-2014	

8. The Applicant has paid the fee vide Receipt No. TP/JDTPS/JT/01/2014-15/Sec.0046 dated: 27-12-2014 for the following:

1. License Fees	:	1,30,31,809.00
2. Security Deposit	:	66,05,209.00
3. Betterment Charges	:	
a) Far Building	:	3,46,681.00
b. Security Deposit	:	1,62,20,109.00
2. Plan copy & Compound wall charges	:	3,29,600.00
5. 1% Labour Cess for Administrative charges	:	2,61,416.00
TOTAL	:	3,58,44,844.00

SAY Rs. 3,58,45,000/-

(Rupees Three crores sixty eight lacks forty five thousand only)

7. Labour Cess Rs. 2,58,82,000/- vide D.D No. 040526 dt: 26.12.2014 at K K Bank, Mission Road Branch, Bangalore.

NOTE: 1) Payment of license fee for sanction of this plans is subject to result of W.P. No. 4936/2008 & / 2993/2008.

ನಕಲು ಪ್ರತಿ

ಸಕ್ಷಮ ಮಂಜೂರಾತಿದಾರನು ಮಾಸ್ಟರ್ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆ ದಿನಾಂಕ 19.12.2013 ರ ಮೇರೆಗೆ ಕೆ.ಎಂ.ಸಿ. ಸಂಖ್ಯೆ ಬಿಬಿಎಂಪಿ/ಸಿಂ.ಸಿ.(ಪಶ್ಚಿಮ)ಎಲ್.ಡಿ.ಸಿ.ಸಿ.ಎಲ್.ಎಲ್.ಎಲ್