JDTP LP No. BBMP/Addl.Dir/JD NORTH/LP/0053/2013-14

Conditions:

1. Sanction is accorded for the proposed Residential Building
   a) Construction of Block - A (Resi) = Stilt + 7 Upper Floors, & Club House Stilt + 2 Upper Floors
      Block - B1, B2, C & D1 (Resi) = Stilt + 7 Upper Floors
      Block - D2 & E1 & E2 (Resi) = Basement + Stilt + 7 Upper Floors
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Stilt Floor & Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, 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 stack any construction 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 / structure in the adjacent premises.
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-B (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 assured.
27. The owner / association shall provide 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 installed at site for re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above in Commercial buildings).
31. The structure 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 Modified NOC from Fire Force Department & NOC from State Level Environment Impact Assessment Clarence (SEIAA) / The Ministry of Environmental & Forest (MOEF) should be obtained before commencing the work
33. Sufficient two wheeler parking shall be provided as per requirement.
34. The building shall not be occupied without the Occupancy certificate. Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every five years with due inspection by the department 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 five 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 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.
38. The Owner / Association of the highrise building should conduct two mock - trials in the building once before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
40. All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41. Payment of licence fees for sanction of this plan is subject to result of W.P.No. 4096/2008 & 2993/2008.

NOTE:
PAYMENT OF LICENSE FEE FOR SANCTION OF THIS PLANS IS SUBJECT TO RESULT OF W.P. No: 4893/2008 & 2993/2008

ಪರಿಷ್ಕರಿಸಿದ ಕ್ರಿಯೆ :

ಮಂಜೂರಾತಿ ಷರತ್ತು :

ಸದ್ಯ ಮಂಜೂರಾಗುತ್ತಿರುವ ಮಂಜೂರಾತಿಯ ವಿವರವನ್ನು ಕೆಳಕಂಡಂತೆ ತಿಳಿಸಲಾಗಿದೆ ಮತ್ತು ಮಂಜೂರಾತಿಯ ಷರತ್ತುಗಳನ್ನು ಪಾಲಿಸಲು ಬದ್ಧರಾಗಿರುತ್ತೇವೆ.
ಮಂಜೂರಾತಿ ಸಂಖ್ಯೆ: BBMP/0161/BOS/13-14 ದಿನಾಂಕ: 31/05/2013
ಮಂಜೂರಾತಿ ಪಡೆದವರ ಸಹಿ
(ಅಧಿಕೃತ ಸಹಿಗಾರರು)

ಮುಖ್ಯ ವಾಸ್ತುಶಿಲ್ಪಿ
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

SCHEDULE OF JOINERY

MD	DOOR	1.05 X 2.10
D	DOOR	0.90 X 2.10
D1	DOOR	0.75 X 2.10
D2	DOOR	1.20 X 2.10
W	WINDOW	1.80 X 1.35
W1	WINDOW	1.20 X 1.35
W2	WINDOW	0.60 X 1.35
KW	WINDOW	1.80 X 0.90
KW1	WINDOW	1.20 X 0.90
KW2	WINDOW	0.60 X 0.90
FW	WINDOW	2.40 X 2.10
V	VENTILATOR	1.80 X 0.60
V1	VENTILATOR	0.60 X 0.60

ARCHITECTS SIGNATURE:

(SIDDHARTH KADUR KRISHNA)
B.C.C/BL-3.6/A-1882/2008-2009

M/S SHRIRAM PROPERTIES Pvt. Ltd.
GPA HOLDER FOR K.V.NAIDU (OWNER)

N.NAGENDRA
(AUTHORISED SIGNATORY)

PROJECT TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING @
BBMP KHATA NO. 278 / 64, 65, 66, 68 & 109 (132), SINGAPURA,WARD NO.11, KUVEMPU NAGAR, YELAHANKA HOOBLI,
BENGALURU NORTH TALUK, BENGALURU.

CLIENT: M/S. SHRIRAM PROPERTIES PVT. LTD.

NORTH

COMBINED *BASEMENT PLAN FOR BLOCK E & D2*

T.P. OR N.T.P.AREA:-

HORI.DISTANCE FROM ELEC.LINES IF ANY.

JOB NO: S-306 | DRG NO : 01A

SCALE : 1:400

RESIDENT ARCHITECTS:
THE FACTORY
ARCHITECTS PLANNERS & INTERIORS DESIGNERS
#159, Santhoshi,1st Cross, 3rd Main,
SADANANDANAGAR,N.E.G.F LAYOUT
BANGALORE - 560 038
PH:25383141

PRINCIPAL ARCHITECTS:
ARCHITECTS AND PLANNERS
SANKAR AND ASSOCIATES
27,SENGUPTHA STREET,
RAMNAGAR,
COIMBATORE-641 009.

Sy No 109

Sy No 109(NEW No132)

GARDEN

CART ROAD AS PER VILLAGE MAP
AREA:- 11 GUNTAS

PARK AREA PART 1
AREA - 4764.13 SQM
0.47 %

PARK AREA
PART 2
AREA - 3430.75 SQM
0.34 %

SITE BOUNDARY

35.0 MTS

60.0 Mts

32.0 MTS

130.0Mts

131.0 Mts

51.0 MTS

To HOSABALNAGAR

To KUVEMPUNAGARA

BRIDGE

9.47 Mts

23.24 Mts

12.0 M WIDE ROAD (TO BE REQUISHED TO B.D.A)

15.0 M NO BUILD LINE (FOR NALA)

ENTRY/EXIT

12.0 M WIDE ROAD

DRAWN ON UNION BANK LTD.

Sy No 64/P

66.0 Mts

C.A AREA
AREA - 2502.79 SQM
2.00 %

SEWAGE TREATMENT PLANT

COMMUNITY HALL
S+G+2
11.75 M HT

SET BACK LINE 8 Meters

6.0 M DRIVEWAY ±0.00 LVl

BLOCK C (S+7) 23.50M HT

BLOCK A (S+7) 23.50M HT
10% OF UNITS ARE DUPLEX UNITS

BLOCK B2 (S+7) 23.50M HT

BLOCK B1 (S+7) 23.50M HT

GARDEN

Sy No 65

Sy No 66/P

8th CROSS

9th CROSS

10th CROSS

11th CROSS

222.80

12.0 M WIDE ROAD

ENTRY/EXIT

BASEMENT ENTRY/EXIT

RAMP UP (1in 10)

RAMP

CROSS SECTION

DRIVEWAY ±0.00 LVl

12.0 M WIDE ROAD

82.0 Mts

11.44 Mts

2nd CROSS ROAD

3rd CROSS ROAD

To ABBIGERE

SITE BOUNDARY

112.0 Mts

Sy No 68/P

COMBINED BASEMENT PLAN FOR BLOCK E & D2
Basement car parks = 374 cars

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.

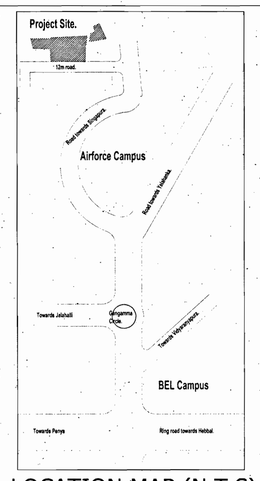
II NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	FIRE	GBC (1)/131/2010 dt: 10-12-2010	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	AIRPORT	AAI/ BIA / ATM / NOC /865-867 dt: 16-11-2009	
3)	BWSSB	BWSSB / EIC/ACE(R)/DCE(M)-1/TA(M) -1/1004/2013-14 dtd. 10-05-2013	
4)	KSPCB	PCB/245/CNP/10/H 1424 dt.: 17-12-2010	
5)	BESCOM	CEE/BMAZ/SEE(O)/AEE-3/F-150/8829 -32, dtd. 08-11-2010	

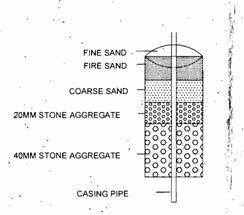
III. The Applicant has paid the fee vide Receipt No. TP/DTPNRT/01/2013-14/JUN/0001/2013-14 dated: 01-06-2013 for the following:-

1. Licence Fees	: 98,30,748.00
2. Ground Rent	: 51,74,441.00
3. Betterment Charges	
a) For Building	: 2,58,712.00
4. Security Deposit	: 1,29,35,602.00
5. Plan copy & Compound wall charges	: 2,22,000.00
6. 1% Fee from Labour welfare to BBMP	: 1,25,315.00
TOTAL	: 2,85,46,617.00
SAY Rs. 2,85,47,000.00/-	

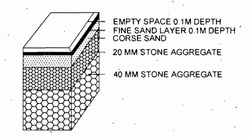
6. Labour Cess : Rs. 1,24,06,200.00 /- Paid vide D.D No. 063330 dated: 31-05-2013,



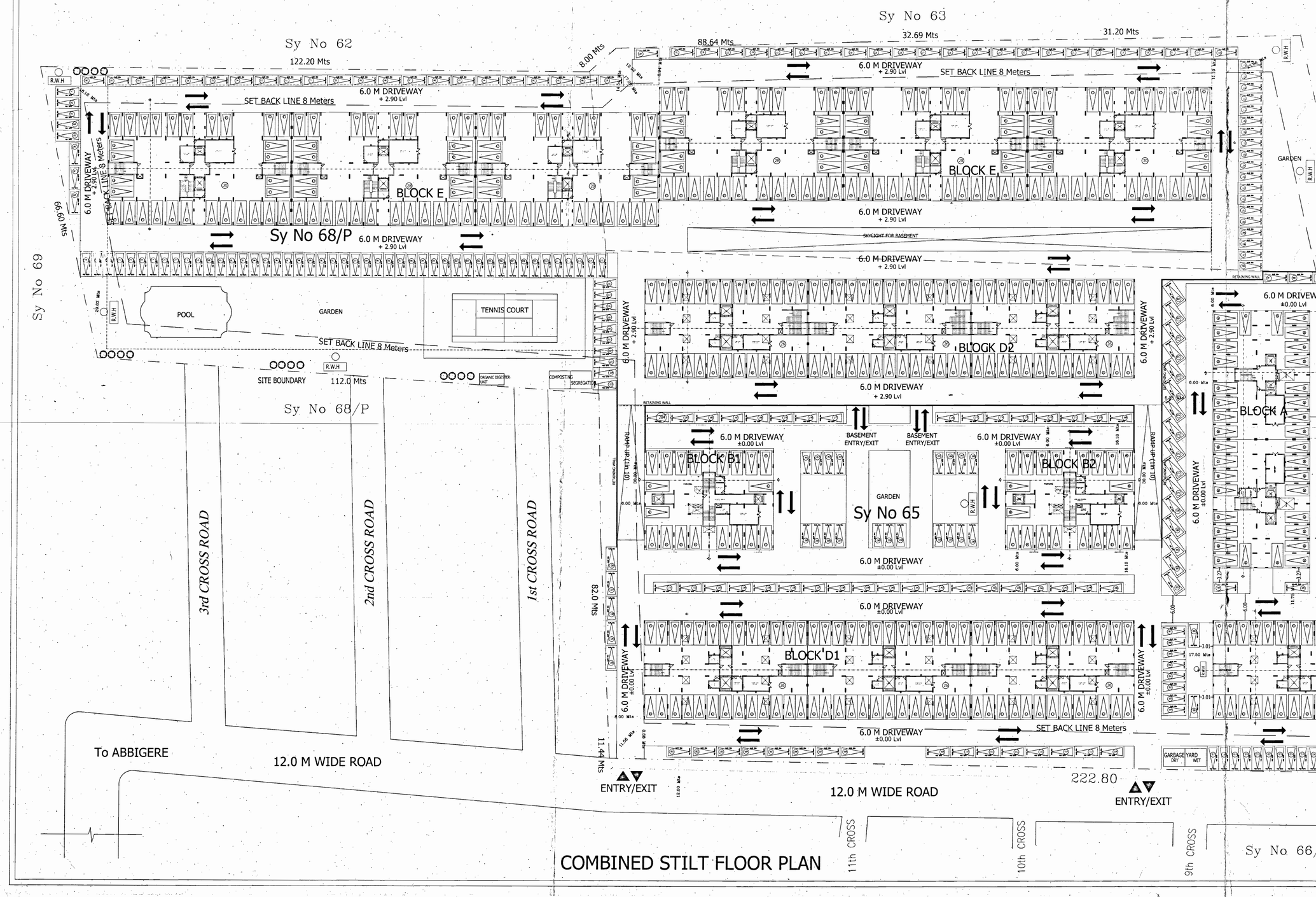
LOCATION MAP (N.T.S)



DETAILS OF RAIN WATER HARVESTING STRUTURES
(NOT FOR SCALE)



CROSS SECTION OF PERCOLATION PIT/TRENCH
(NOT FOR SCALE)



COMBINED STILT FLOOR PLAN

SCHEDULE OF JOINERY

MD	DOOR	1.05 X 2.10
D	DOOR	0.90 X 2.10
D1	DOOR	0.75 X 2.10
D2	DOOR	1.20 X 2.10
W	WINDOW	1.80 X 1.35
W1	WINDOW	1.20 X 1.35
W2	WINDOW	0.60 X 1.35
KW	WINDOW	1.80 X 0.90
KW1	WINDOW	1.20 X 0.90
KW2	WINDOW	0.60 X 0.90
FW	WINDOW	2.40 X 2.10
V	VENTILATOR	1.80 X 0.60
V1	VENTILATOR	0.60 X 0.60

ARCHITECTS SIGNATURE:

(SIDDHARTH KADUR KRISHNA)
B.C.C/BL-3.6/A-1882/2008-2009

M/S SHRIRAM PROPERTIES Pvt. Ltd.
GPA HOLDER FOR K.V.NAIDU (OWNER)

N.NAGENDRA
(AUTHORISED SIGNATORY)

PROJECT TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING @ BBMP KHATA NO. 278 / 64, 65, 66, 68 & 109 (132), SINGAPURA,WARD NO.11, KUVEMPU NAGAR, YELAHANKA HOOBLI, BENGALURU NORTH TALUK, BENGALURU.

CLIENT: M/S. SHRIRAM PROPERTIES PVT. LTD.

NORTH

NOTE:
PAYMENT OF LICENSE FEE FOR SANCTION OF THIS PLANS IS SUBJECT TO RESULT OF W.P. No: 49/2008 & 23932/2011

ಮೂಲ ಪ್ರತಿ :

ಸದ ಯೋಜನಾ ವಿಭಾಗ ಸಹಾಯಕ ಅಧಿಕಾರಿ ದಿನಾಂಕ:30-05-2013
ಮೇರೆಗೆ ಜಂಟಿ ಆಯುಕ್ತರು(ಪ) ರವರ ಸಂಖ್ಯೆ:BBMP/JC(W)/ಪ್ರ.ಸ.ಸ/2013-14
ದಿನಾಂಕ:07-06-2013 ರಲ್ಲಿ ಸ್ವೀಕರಿಸಲಾದ ಪರಿಷ್ಕರಿಸಿದ ನಕ್ಷೆಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದನೆಯನ್ನು ನೀಡಲಾಗಿದೆ. ದಿನಾಂಕ:...01-08-2013
ರಂತೆ...31-05-2015... ರವರೆಗೆ ಮಾತ್ರ ಸಹಿಯ ಸಿಂಧುತ್ವತೆ
(ಯಾವ ಪದಗಳು ಅನ್ವಯವಲ್ಲ)

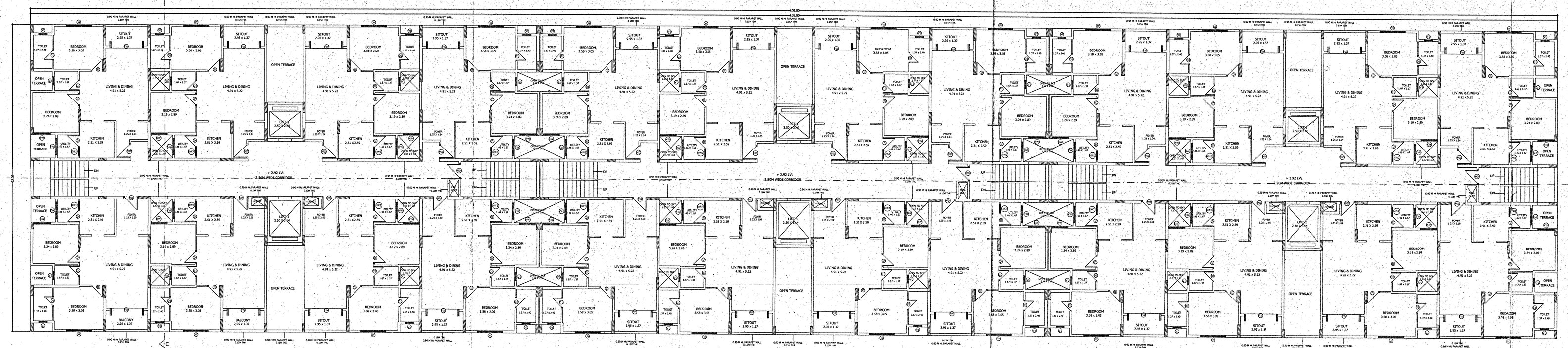
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಪ್ರಭಾ ಯೋಜನಾ ಸಹಾಯಕ ಪಾಲಿಕೆ

RESIDENT ARCHITECTS :
THE FACTORY
ARCHITECTS,PLANNERS & INTERIORS DESIGNERS
#159, Santhoshi,1st Cross, 3rd Main,
SADANANDANAGAR,N.E.G.F LAYOUT
BANGALORE - 560 038
PH:25383141

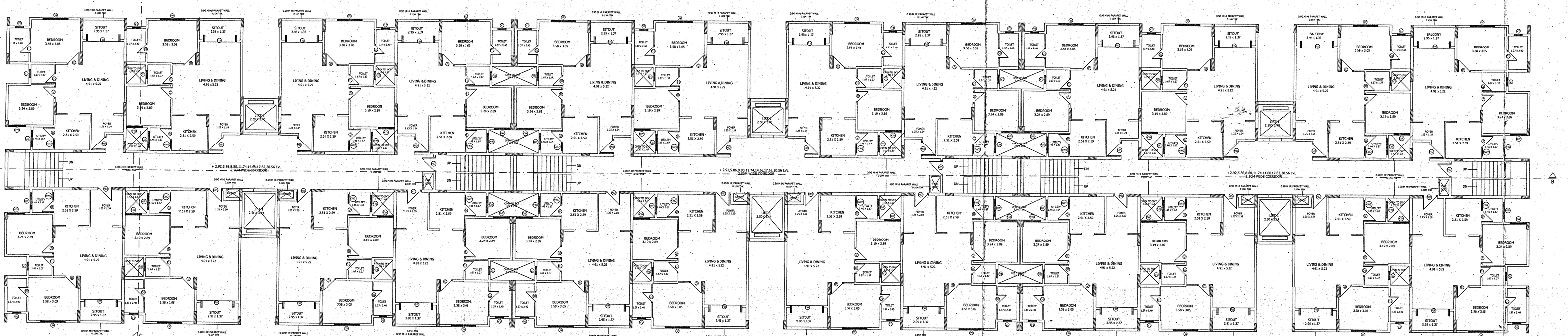
PRINCIPAL ARCHITECTS :
ARCHITECTS AND PLANNERS
SANKAR AND ASSOCIATES
27,SENGUPTHA STREET,
RAMNAGAR,
COIMBATORE-641 009.

T.P. OR N.T.P.AREA:-	
HORI DISTANCE FROM ELEC.LINES IF ANY.	
JOB NO: S-306	DRG NO : 01A
SCALE : 1:400	
DRN BY: SiddharthK	CKD BY : SasiKumar A

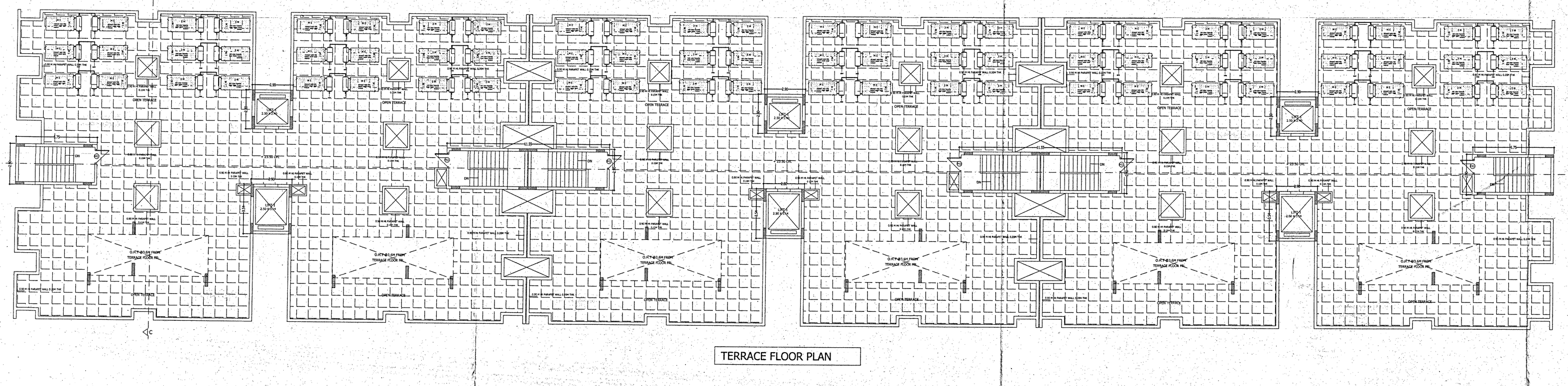
COMBINED STILT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
SECOND TO SEVENTH FLOOR



TERRACE FLOOR PLAN

JDTP LP No. BBMP/Addl.Dir/JD NORTH/LP/0053/2013-14

Conditions:

1. Sanction is accorded for the proposed Residential Building
   a) Construction of Block - A (Res) + Stilt + 7 Upper Floors, & Club House Stilt + 2 Upper Floors
   Block - B1, B2, C1, C & D1 (Res) = Stilt + 7 Upper Floors
   Block - D2 & E1 & E2 (Res) = Basement + Stilt + 7 Upper Floors
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Stilt Floor & Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, 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 are building materials / debris on footpath or on nearis 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 consicered necessary to prevent dust, debris & other materials endangering the safety of perons / 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 reseated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly achere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-B (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 tne 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 completeion shall apply for permission to occupy the building.
21. The building shall 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" beareing 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 bbte 17 of Byf-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 com'non 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 togetner with the separate entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of - conditions vide Sl. No. 21, 22 & 25 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 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 workmen and general public by erecting safe barricades.
32. The Modified NOC from Fire Force Department & NOC from State Level Environment Impact Assessment Clarence (SEIAA) / The Ministry of Environmental & Forest (MOEF) should be obtained before commencing the work
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. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every five years with due inspection by the department 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 five 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 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.
38. The Owner / Association of the highrise 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.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
40. All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41. Payment of licence fees for sanction of this plan is subject to result of W.P.No. 4096/2008 & 2993/2008.

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 in schools 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.

II NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	FIRE	GBC (1)/131/2010 dt: 10-12-2010	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	AIRPORT	AAI/ BIA / ATM / NOC /665-667 dt: 16-11-2009	
3)	BWSSB	BWSSB / EEC/ACE/KJ(OC)M)-1/TA(M) -II/1004/2013-14 dtd. 10-05-2013	
4)	KSPCB	PCB/245/CHP/1034 1424 dt: 17-12-2010	
5)	BESCOM	CEE/BMAZ/SEE(O)/AEE-3/F-159/8829 -32, dtd. 08-11-2010	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPNRT/01/2013-14/JUN/0001/2013-14 dated: 01-06-2013 for the following:-

1.	Licence Fees	: 98,30,748.00
2.	Ground Rent	:51,74,241.00
3.	Betterment Charges	
	a) For Building	: 2,58,712.00
4.	Security Deposit	1)29,35,602.00
5.	Plan cosy & Compound wall charges	2,22,000.00
6.	1% Fee from Labour welfare to BBMP	1,25,315.00
	TOTAL	: 2,85,46,617.00
	SAY Rs. 2,85,47,000.00/-	

6. Labour Cess : Rs. 1,24,06,200.00 /- Paid vide D.D No. 063330 dated: 31-05-2013, DRAWN ON UNION BANK LTD.

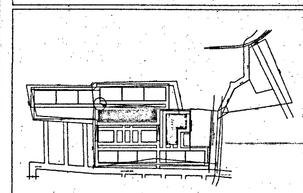
NOTE:
PAYMENT OF LICENSE FEE FOR SANCTION OF THIS PLANS IS SUBJECT TO RESULT OF W.P. Nos: 4906/2008 & 2993/2008

ಮೂಲ ಪ್ರತಿ:
ಪಾಲಿಸಲ್ಪಡತಕ್ಕದ್ದು

ಸ್ವಯಂ ಘೋಷಣಾ ಪತ್ರದ ಅನ್ವಯಕ್ಕೆ ಅನುಮತಿ ನೀಡಿದೆ. ದಿನಾಂಕ:01-06-2013
ಮೇರೆಗೆ ಜಂ.ನಿ.ಪ್ರ.ನಿ.(ಉ)/(ಪೂ)/ಎಸ್.ಜಿ.ಪಿ/ಎಸ್.ಜಿ.ಪಿ/ಬಿಎಂಪಿ/605/13ಮತ್ತು14
ದಿನಾಂಕ:01-06-2013ರಲ್ಲಿ ಸಲ್ಲಿಸಿರುವ ಸ್ವಯಂ ಘೋಷಣಾ ಪತ್ರದಲ್ಲಿನ ಅಂಶಗಳನ್ವಯ
ಪರಿಶೀಲಿಸಿ ಸ್ವಯಂ ಅನುಮತಿಯನ್ನು ನೀಡಿದೆ. ದಿನಾಂಕ: 01-06-2013
ಜಂಟಿ ನಿರ್ದೇಶಕರು
(ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ಉತ್ತರ)

ಪ್ರಮಾಣೀಕರಿಸಿದೆ
ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ)ಯವರ
ಪರವಾಗಿ ಯೋಜನಾ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು

GENERAL NOTES :
1. ALL DIMENSIONS IN MMMS
2.DO NOT SCALE THE DRAWING ONLY WRITTEN DIMENSIONS TO BE FOLLOWED
3. ALL DIMENSIONS TO BE CHECKED AT SITE BEFORE EXECUTION OF WORK AND ANY DISCREPANCY IN THE DRAWING TO BE BROUGHT TO THE NOTICE OF THE ARCHITECTS & ENGINEERS & NOT TO BE USED TILL RECTIFIED
4.PROTECTED BY COPYRIGHT. THIS DRAWING IS THE PROPERTY OF SHRIJI & ASSOCIATES & IS NOT TO BE USED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION



AREA DETAILS	SQFT	SQM
REFER AREA STATEMENT DRAWING		

SCHEDULE OF JOINERY

MD	DOOR	1.05 X 2.10
D	DOOR	0.90 X 2.10
D1	DOOR	0.75 X 2.10
D2	DOOR	1.20 X 2.10
W	WINDOW	1.80 X 1.35
W1	WINDOW	1.20 X 1.35
W2	WINDOW	0.60 X 1.35
KW	WINDOW	1.80 X 0.90
KW1	WINDOW	1.20 X 0.90
KW2	WINDOW	0.60 X 0.90
FW	WINDOW	2.40 X 2.10
V	VENTILATOR	1.80 X 0.60
V1	VENTILATOR	0.60 X 0.60

STAIRCASE DETAILS

WIDTH– 1.20 M RISER– 0.15 TREADS– 0.30

ARCHITECTS SIGNATRE:

(SIDDHARTH KADUR KRISHNA)
B.C.C/BL–3.6/A–1882/2008–2009

M/S. SHRIRAM PROPERTIES Pvt. Ltd.
GPA HOLDER FOR K.V.NADU (OWNER)

N.NAGENDRA
(AUTHORISED SIGNATORY)

PROJECT TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING @ BBMP KHATA NO. 278 / 64, 65, 66, 68 & 109 (132), SINGAPURA,WARD NO.11, KUVEMPU NAGAR, YELAHANKA HOOBLI, BENGALURU NORTH TALUK, BENGALURU.

CLIENT: M/S. SHRIRAM PROPERTIES PVT. LTD.

NORTH

BLOCK D2

FIRST, TYPICAL 2ND TO 7TH & TERRACE FLOOR PLAN

JOB NO: S–306	DRG NO :
SCALE : 1:100	DATE :

RESIDENT ARCHITECTS :
THE FACTORY
ARCHITECTS,PLANNERS & INTERIORS DESIGNERS
#159, Santhoshi,1st Cross, 3rd Main,
SADHANANDANAGAR,N.E.G.F LAYOUT
BANGALORE - 560 038
PH:25383141

PRINCIPAL ARCHITECTS :
ARCHITECTS AND PLANNERS
SANKAR AND ASSOCIATES
27,SENGUPTHA STREET,
RAMNAGAR,
COIMBATORE–641 009.

STILT FLOOR PLAN

FIRST FLOOR PLAN

TYPICAL FLOOR PLAN
SECOND TO SEVENTH FLOOR

JOINT LP No. BBMP/Addl.Dir/JD NORTH/LP/0053/2013-14

Conditions:

1. Sanction is accorded for the proposed Residential Building
   a) Construction of Block - A (Res) = Stilt + 7 Upper Floors, & Club House Stilt + 2 Upper Floors
   Block - B1, B2, C & D1 (Res) = Stilt + 7 Upper Floors
   Block - D2 & E1 & E2 (Res) = Basement + Stilt + 7 Upper Floors
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Stilt Floor & Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, 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 (Dis & 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 cancels 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-B (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 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 stabilisation 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 Modified NOC from Fire Force Department & NOC from State Level Environment Impact Assessment Clearance (SEIAA) / The Ministry of Environmental & Forest (MOEF) should be obtained before commencing the work
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. The owner / Association of highrise building shall obtain clearance certificate from the Fire Force Department every five years with due inspection by the department 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 five 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 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.
38. The Owner / Association of the highrise 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.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
40. All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41. Payment of licence fees for sanction of this plan is subject to result of W.P.No. 4096/2008 & 2993/2008 .

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 canceled automatically and legal action will be initiated.

II. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	FIRE	GBC (1)131/2010 dt: 10-12-2010	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	AIRPORT	AAI/ BIA/ ATM / NOC /665-667 dt: 16-11-2009	
3)	BWSSB	BWSSB / EIC/ACE(R)/DCE(M)-I/TA(M) -I/1004/2013-14 dtd. 10-05-2013	
4)	KSPCB	PCB/241/CHN/2014 1424 dt: 17-12-2010	
5)	BESCOM	CEE/BMAZ/SEEO(J)/AEE-3/F-150/8829 -32, dtd. 08-11-2010	

III. The Applicant has paid the fee vide Receipt No. T9/JDTPWRT/01/2013-14/JUN/0001/2013-14 dated: 01-06-2013 for the following:-

1.	Licence Fees	: 98,30,748.00
2.	Ground Rent	:51,74,241.00
3.	Betterment Charges a) For Building	: 2,58,712.00
4.	Security Deposit	129,35,602.00
5.	Plan copy & Compound wall charges	: 2,22,000.00
6.	1% Fee from Labour welfare to BBMP	: 1,25,315.00
	TOTAL	: 2,85,46,617.00
		SAY Rs. 2,85,47,000.00/-

6. Labour Cess : Rs. 1,24,06,200.00 /- Paid vide D.D No. 063330 dated: 31-05-2013, DRAWN ON UNION BANK LTD.

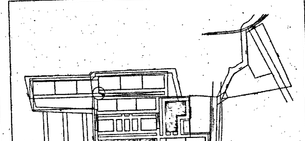
NOTE:
PAYMENT OF LICENSE FEE FOR SANCTION OF THIS PLANS IS SUBJECT TO RESULT OF W.P. No: 4906/2008 & 2993/2008

ಮೂಲ ಪ್ರತಿ :

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆದ ಅರ್ಜಿಯ ಅರ್ಜಿಯ ದಿನಾಂಕ 30-05-2013
ಮೇರೆಗೆ ಜಂ.ನಿ.ಕಛೇರಿ (ಉ)/(ಪ) ರವರ ಪತ್ರ ಸಂ: ಬೆಂಗ/ಜೆಡಿಟಿ/0053/2013-14
ದಿನಾಂಕ 01-06-2013 ರಲ್ಲಿ ಮಂಜೂರಾತಿಯನ್ನು ನೀಡಿರುವುದರ
ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಒಳಚರಂಡಿ ಮಂಡಳಿಯವರು ದಿನಾಂಕ 31-05-2013
ರಂದು ಪತ್ರ ಸಂಖ್ಯೆ: ಬೆಂಗ/ಒಮಂ/ಸಂಪ/ಅಭಿ-1/ಕಾ.ನಿ-1/ಸಂ-1/13-14/1
(ಎಂದು ನಮೂದಿಸಿರುವ) ಪತ್ರದಲ್ಲಿ ಅಭಿಪ್ರಾಯ ಪಡೆದಿರುತ್ತಾರೆ.

ಸಹಾಯಕ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು (ಕಾಂ ಮತ್ತು ನಿರ್ವಹಣೆ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

GENERAL NOTES
1. ALL DIMENSIONS IN MM&FM UNLESS OTHERWISE SPECIFIED. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED. DO NOT SCALE DRAWINGS.
2. ALL DRAWINGS & THE PROPERTY OF BANGIMB & ASSOCIATES & IS NOT TO BE USED ON ANY WORK EXCEPT WITH THEIR PERMISSION.



AREA DETAILS SQFT. SQM
REFER AREA STATEMENT DRAWING

SCHEDULE OF JOINERY

MD	DOOR	1.05 X 2.10
D	DOOR	0.90 X 2.10
D1	DOOR	0.75 X 2.10
D2	DOOR	1.20 X 2.10
W	WINDOW	1.80 X 1.35
W1	WINDOW	1.20 X 1.35
W2	WINDOW	0.60 X 1.35
KW	WINDOW	1.80 X 0.90
KW1	WINDOW	1.20 X 0.90
KW2	WINDOW	0.60 X 0.90
FW	WINDOW	2.40 X 2.10
V	VENTILATOR	1.80 X 0.60
V1	VENTILATOR	0.60 X 0.60

STAIRCASE DETAILS

WIDTH– 1.20 M RISER– 0.15 TREADS– 0.30

ARCHITECTS SIGNATURE:

(SIDDARTH KADUR KRISHNA)
B.C.C/BL-3.6/A-1882/2008-2009

M/S SHRIRAM PROPERTIES Pvt. Ltd.
GPA HOLDER FOR K.V.NAIDU (OWNER)

N.NAGENDRA
(AUTHORISED SIGNATORY)

PROJECT TITLE :
PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING @ BBMP KHATA NO. 278 / 64, 65, 66, 68 & 109 (132), SINGAPURA,WARD NO.11, KUVEMPU NAGAR, YELAHANKA HOOBLI, BENGALURU NORTH TALUK, BENGALURU.

CLIENT: M/S. SHRIRAM PROPERTIES PVT. LTD.

NORTH

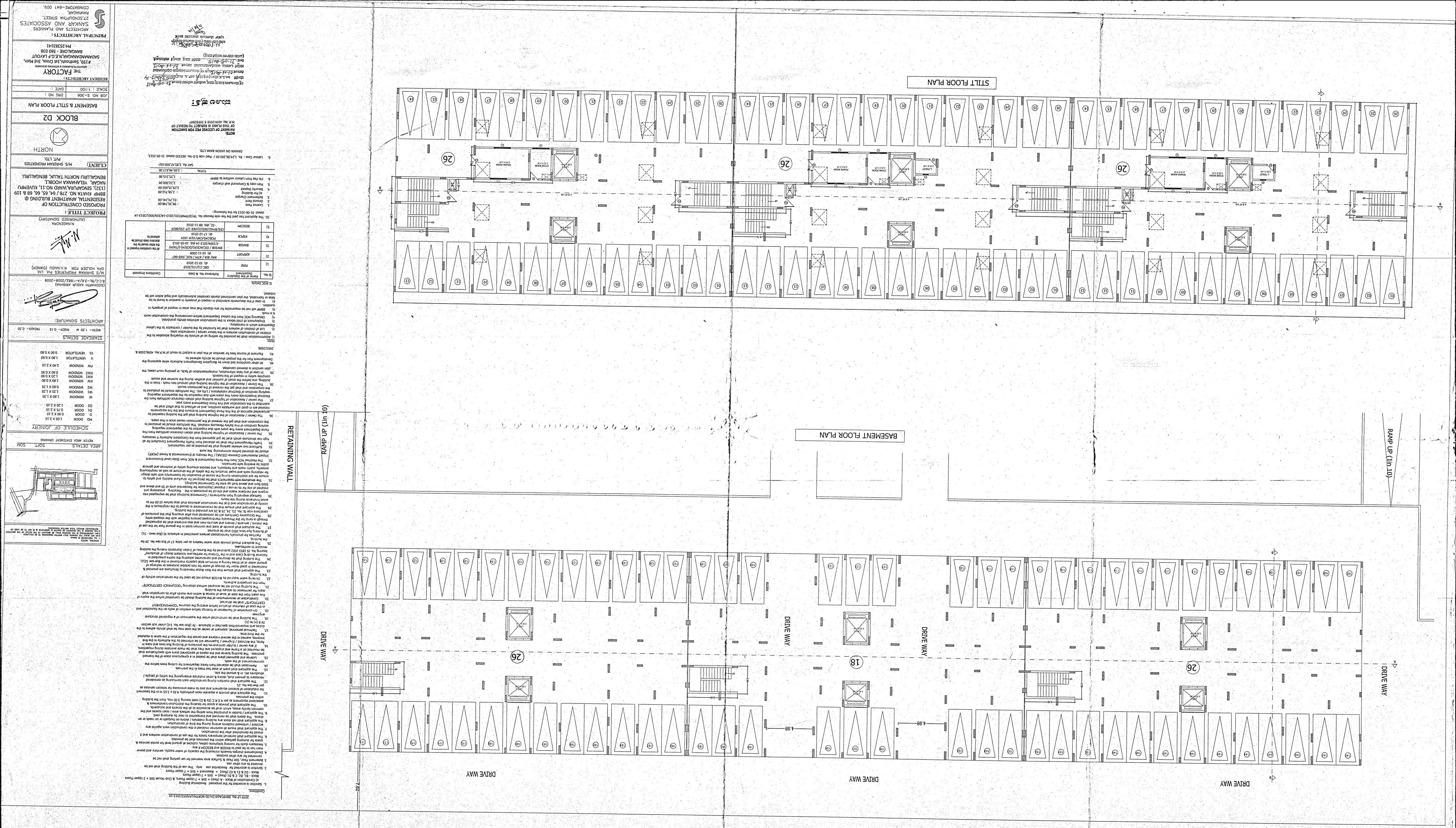
BLOCK D1

STILT, FIRST & TYPICAL 2ND TO 7TH FLOOR PLAN

JOB NO: S-306	DRG NO :
SCALE : 1:100	DATE :

RESIDENT ARCHITECTS :
THE FACTORY
ARCHITECTS,PLANNERS & INTERIORS DESIGNERS
#159, Santhoshi,1st Cross, 3rd Main,
SADANANDANAGAR,N.E.G.F LAYOUT
BANGALORE - 560 038
PH:25383141

PRINCIPAL ARCHITECTS :
ARCHITECTS AND PLANNERS
SANKAR AND ASSOCIATES
27,SENGUPTHA STREET,
RAMNAGAR,
COIMBATORE-641 009.



NOTE:
PAYMENT OF LICENCE FEE FOR EARTHEN OF THIS PLANS IS SUBJECT TO RESULT OF W.P. No. 40003/2008 & 33932/2007

Notes:

All dimensions are in mm unless otherwise stated.
All levels are in meters.
Do not scale the drawing.
All contractors must verify all dimensions on site before commencing work.
Any discrepancy must be reported immediately.
The drawing is to be read in conjunction with relevant structural, electrical and plumbing drawings.
All materials and workmanship must comply with relevant IS codes and local building regulations.
Fire safety measures must be implemented as per approved plans.
Adequate ventilation and lighting must be provided in all habitable rooms.
Waterproofing must be done for basements, terraces, and wet areas.
Rainwater harvesting system must be installed as per norms.
Solid waste management facilities must be provided.
Parking spaces must be clearly marked and as per approved plans.
Barrier-free access must be provided wherever required.
Fire exits must be clearly marked and unobstructed.
Occupancy certificate must be obtained before occupation.
Any deviation from approved plans must be regularized before completion.
The owner is responsible for maintaining the structure after completion.

SCHEDULE OF JOINERY

MD	DOOR	1.05 X 2.10	
D	DOOR	0.90 X 2.10	
D1	DOOR	0.75 X 2.10	
D2	DOOR	1.20 X 2.10	
W	WINDOW	1.80 X 1.35	
W1	WINDOW	1.20 X 1.35	
WX	WINDOW	1.80 X 0.90	
W2	WINDOW	0.60 X 1.35	
WW	WINDOW	2.40 X 2.10	
WW2	WINDOW	0.60 X 0.90	
PW	WINDOW	2.40 X 2.10	
V	VENTILATOR	1.80 X 0.60	
V1	VENTILATOR	0.60 X 0.60	

SITAROSE DETAILS

WIDTH- 1.20 M RISER- 0.15 TREAD- 0.30

ARCHITECTS SIGNATURE:

(SIDDAPPA KADAR ASHWINI)
B.E.C.E/BL-2.6/M-1682/2008-2009

M/S SHRAVAS PROPERTIES Pvt. Ltd.
GPA HOLDER FOR K.V.NAIDU (OWNER)

N.MADENURA
(AUTHORISED SIGNATORY)

PROJECT TITLE :

PROPOSED CONSTRUCTION OF
(12) SINGAPURA,VIJAYA NO 11, KUVEMPU
NAGAR, YELAHANKA HOBLI,
BENGALURU NORTH TALUK, BENGALURU.

CLIENT: M/S. SHRAVAS PROPERTIES PVT. LTD.

NORTH

BLOCK D2

BASEMENT & STILT FLOOR PLAN

JOB NO: S-306	DRG NO :
SCALE : 1:100	DATE :

ARCHITECTS :

THE FACTORY
ARCHITECTURAL & INTERIOR DESIGNERS
1139, Sahrdaya,1st Cross, 3rd Main,
SAHANANDANAGAR,N.E.C.F LAYOUT
BANGALORE - 560 038
PH:25383141

PRINCIPAL ARCHITECTS :

ARCHITECTS AND PLANNERS
27,SENGUPTHA STREET,
RAMANAGAR.
COIMBATORE-641 009.

Schedule:

1. Erection is accepted for the proposed residential building
a) construction of Block - A (Nos) = 324 + 7 Upper Floors, & Club House Still + 2 Upper Floors
Block - 01 & 01 & 02 (Nos) = Basement + Still + 7 Upper Floors
Block - 02 & 01 & 02 (Nos) = Basement + Still + 7 Upper Floors
2. Sanction is accorded for Residential use only. The use of the building shall not be converted to any other purpose.
3. Basement floor, Still floor & Surface are reserved for car parking shall not be converted for any other purpose.
4. The applicant shall obtain the necessary permission from the competent authority in respect of water supply, sanitary and power requirements.
5. The applicant shall make arrangements to control noise and vibration during the construction so that it does not cause any inconvenience to the neighbourhood.
6. The applicant shall not store any building materials, debris on the road or footpath during the construction.
7. The applicant shall make his own arrangements for the disposal of construction waste.
8. The debris shall not cause any damage to the existing roads, drains, trees or other public property.
9. The applicant shall not obstruct or cause inconvenience to the public in any manner while using the roads and open spaces adjacent to the site during construction.
10. The applicant shall provide adequate facilities for the workers employed at the site, including toilets, drinking water and safe living conditions.
11. The applicant shall ensure that all electrical installations are carried out by licensed electricians and comply with the relevant electrical codes.
12. The applicant shall obtain a completion certificate from the competent authority before occupying the building.
13. The applicant shall not encroach upon any government, private or public land during the construction.
14. The applicant shall comply with all conditions imposed by the competent authority while granting the approval.
15. The applicant shall not use the premises for any purpose other than the approved use without obtaining prior permission from the competent authority.
16. The applicant shall maintain adequate sanitation facilities for the workers employed at the site during the construction period.
17. The applicant shall not carry out any illegal activities on the premises and shall ensure that the premises are used only for lawful purposes.
18. The applicant shall not cause any nuisance or disturbance to the neighbours during the construction period.
19. The applicant shall not violate any of the conditions mentioned in the approval granted by the competent authority.
20. The applicant shall not carry out any construction activities during the night hours (10 pm to 6 am) to minimize disturbance to the neighbours.
21. The applicant shall not use the premises for any illegal or immoral activities.
22. The applicant shall not cause any inconvenience to the neighbours during the construction period.
23. The applicant shall not violate any of the conditions mentioned in the approval granted by the competent authority.
24. The applicant shall not use the premises for any purpose other than the approved use without obtaining prior permission from the competent authority.
25. The applicant shall not cause any damage to the existing trees or vegetation on the site during the construction period.
26. The applicant shall not use the premises for any purpose that may cause pollution or hazard to the environment.
27. The applicant shall not use the premises for any purpose that may cause inconvenience to the neighbours.
28. The applicant shall not use the premises for any purpose that may cause danger to the public.
29. The applicant shall not use the premises for any purpose that may cause damage to the property.
30. The applicant shall not use the premises for any purpose that may cause loss to the property.
31. The applicant shall not use the premises for any purpose that may cause harm to the environment.
32. The applicant shall not use the premises for any purpose that may cause harm to the public.
33. The applicant shall not use the premises for any purpose that may cause harm to the property.
34. The applicant shall not use the premises for any purpose that may cause harm to the environment.
35. The applicant shall not use the premises for any purpose that may cause harm to the public.
36. The owner / Association of the Highrise building shall get the building inspected by the competent authority periodically at least once in every year.
37. The owner / Association of the Highrise building shall conduct training programmes for the occupants and fire fighting staff regularly.
38. The owner / Association of Highrise building shall maintain the building in good condition and repair.
39. The owner / Association of the Highrise building shall not change the use of any part of the building without obtaining prior permission from the competent authority.
40. The owner / Association of the Highrise building shall not carry out any construction activities that may cause damage to the structure of the building.
41. Provision of sprinkler system is mandatory for the entire building as per the norms.

Block Details

Sl.No.	Name of the Statutory Authorities	Reference No. & Date	Conditions Proposed
1)	FIRE	CSE/13/TA/2010 dt: 10-12-2010	At the condems floored in the water board to be deducted.
2)	AIRPORT	AAI/.BIA./.KIA./.NOC./565-667 dt: 13-12-2009	
3)	BWSSB	BWSSB / EIC/ACE/EXE/DEN(-1/VWP/ 4(1)/CYS/2010-11/ 1424 dt: 01.12.2010	
4)	KSPCB	CTE/BHO/KSPCB/KEE-1/109829 dt: 11-10-2010	
5)	BESCOM	-32, dtd: 08-12-2010	

III The Applicant has paid the fee vide Receipt No. TP/JDT/PMT/01/2013-14/DM/0001/2013-14 dated: 03-06-2013 for the following:-

1.	Licence fees	: 39,30,740.00
2.	Scrutiny fees	: 31,24,740.00
3.	Betterment Charges	: 2,94,710.00
4.	Security Deposit a) For building	: 2,24,00,400.00
5.	Rain water & Compound wall charges	: 2,24,000.00
6.	1% Fee from Labour welfare cess	: 1,25,315.00
	TOTAL	: 2,85,49,612.00

SAY Rs. 2,85,49,000.00/-

6. Labour Cess - Rs. 1,24,49,000.00 / Pmd vide D.D No. 053330 dated: 31-05-2013, DAVAN ON UNION BANK LTD.

Terms of Use:

Authorised plan to be produced before concerned officer whenever demanded.
Use of premises for the purpose other than what it is sanctioned is strictly prohibited.
Basement shall not be converted for any other use.
Car parking shall be provided as per norms.
Fire safety measures shall be maintained at all times.
Garbage shall be disposed of in a proper manner.
Rainwater harvesting structure shall be maintained in working condition at all times.
Trees shall not be cut without permission.
Noise level shall not exceed the permissible limits.
Hazardous materials shall not be stored in the premises.
Adequate drainage facility shall be provided.
Encroachment on public property is strictly prohibited.
Temporary structures shall not be erected without permission.
Any violation of the above terms and conditions shall be liable for cancellation of this approval.

Validity of Sanction:

This sanction is valid for a period of 5 years from the date of issue. The applicant shall obtain the Occupancy Certificate before the expiry of this period. Any construction carried out after the expiry of this period shall be treated as unauthorized.

Penalty:

Any violation of the above terms and conditions shall attract penalty as per the rules in force. The authority reserves the right to revoke this sanction in case of any violation.

Jurisdiction:

This sanction is subject to the jurisdiction of the Bangalore Development Authority.

Signature:

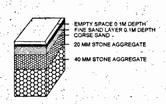
Authorised Signatory
Bangalore Development Authority

Date: 05/06/2013

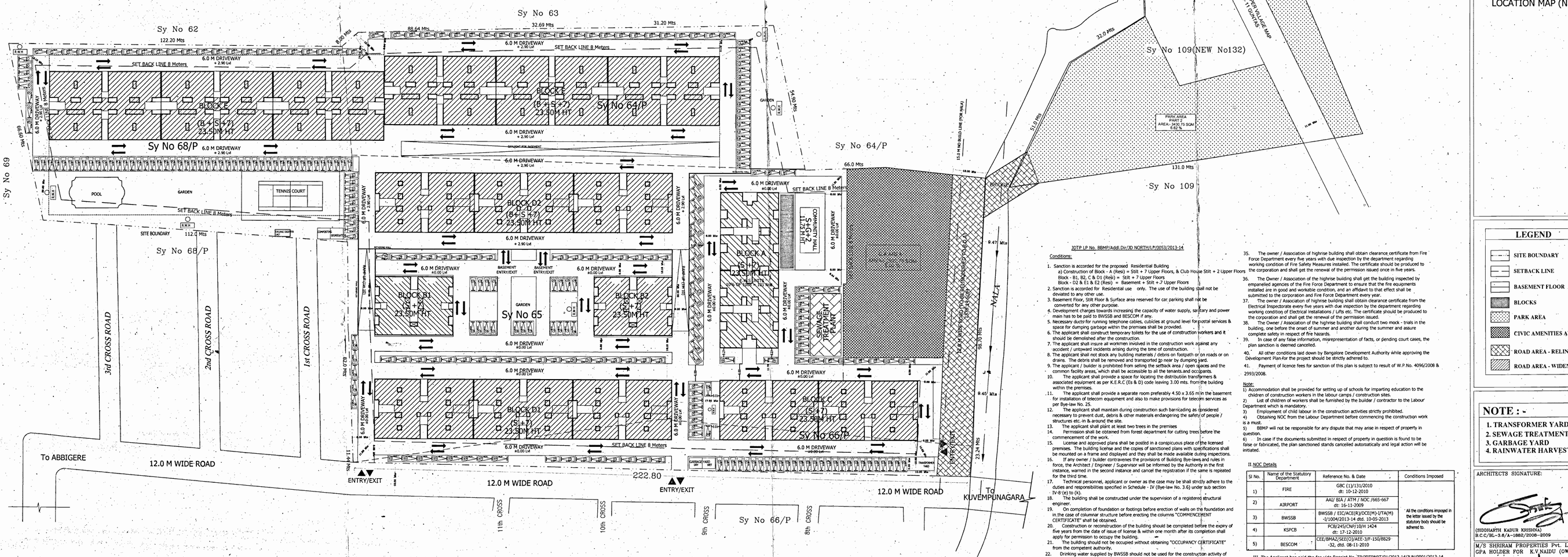
Seal:

BANGALORE DEVELOPMENT AUTHORITY

DETAILS OF RAIN WATER HARVESTING STRUTURES
(NOT FOR SCALE)



CROSS SECTION OF PERCOLATION PIT/TRENCH
(NOT FOR SCALE)



SITE PLAN

AREA STATEMENT BLOCK - A

FLOORS	BUA	DEDUCT	NET	No Of Units
STILT FLOOR	1,718.44	1,570.87	147.57	-
FIRST FLOOR	1,412.13	17.05	1,395.08	16
SECOND FLOOR	1,412.13	17.05	1,395.08	16
THIRD FLOOR	1,412.13	17.05	1,395.08	16
FOURTH FLOOR	1,100.83	17.05	1,083.78	16
FIFTH FLOOR	1,100.83	17.05	1,083.78	16
SIXTH FLOOR	1,100.83	17.05	1,083.78	16
SEVENTH FLOOR	1,100.83	17.05	1,083.78	16
TERRACE FLOOR	96.91	96.91	-	-
TOTAL	10,455.06	1,787.13	8,667.93	112

AREA STATEMENT BLOCK - B1 & B2

FLOORS	BUA	DEDUCT	NET	No Of Units
STILT FLOOR	650.98	524.05	126.93	-
FIRST FLOOR	566.40	16.76	549.64	8
SECOND FLOOR	566.40	16.76	549.64	8
THIRD FLOOR	566.40	16.76	549.64	8
FOURTH FLOOR	566.40	16.76	549.64	8
FIFTH FLOOR	566.40	16.76	549.64	8
SIXTH FLOOR	566.40	16.76	549.64	8
SEVENTH FLOOR	566.40	16.76	549.64	8
TERRACE FLOOR	47.30	47.30	-	-
TOTAL	4,663.08	688.67	3,974.41	56

AREA STATEMENT BLOCK - C

FLOORS	BUA	DEDUCT	NET	No Of Units
STILT FLOOR	1,600.98	1,464.77	136.21	-
FIRST FLOOR	1,446.78	27.70	1,419.08	16
SECOND FLOOR	1,446.78	27.70	1,419.08	16
THIRD FLOOR	1,446.78	27.70	1,419.08	16
FOURTH FLOOR	1,446.78	27.70	1,419.08	16
FIFTH FLOOR	1,446.78	27.70	1,419.08	16
SIXTH FLOOR	1,446.78	27.70	1,419.08	16
SEVENTH FLOOR	1,446.78	27.70	1,419.08	16
TERRACE FLOOR	103.62	103.62	-	-
TOTAL	11,832.06	1,762.99	10,069.77	112

AREA STATEMENT BLOCK - D1

FLOORS	BUA	DEDUCT	NET	No Of Units
STILT FLOOR	2,492.02	2,199.03	292.99	-
FIRST FLOOR	2,170.57	41.55	2,129.02	24
SECOND FLOOR	2,170.57	41.55	2,129.02	24
THIRD FLOOR	2,170.57	41.55	2,129.02	24
FOURTH FLOOR	2,170.57	41.55	2,129.02	24
FIFTH FLOOR	2,170.57	41.55	2,129.02	24
SIXTH FLOOR	2,170.57	41.55	2,129.02	24
SEVENTH FLOOR	2,170.57	41.55	2,129.02	24
TERRACE FLOOR	155.50	155.50	-	-
TOTAL	17,751.51	2,645.38	15,106.13	168

AREA STATEMENT BLOCK - D2

FLOORS	BUA	DEDUCT	NET	No Of Units
STILT FLOOR	2,402.02	2,150.73	251.29	-
FIRST FLOOR	2,170.57	41.55	2,129.02	24
SECOND FLOOR	2,170.57	41.55	2,129.02	24
THIRD FLOOR	2,170.57	41.55	2,129.02	24
FOURTH FLOOR	2,170.57	41.55	2,129.02	24
FIFTH FLOOR	2,170.57	41.55	2,129.02	24
SIXTH FLOOR	2,170.57	41.55	2,129.02	24
SEVENTH FLOOR	2,170.57	41.55	2,129.02	24
TERRACE FLOOR	155.50	155.50	-	-
TOTAL	17,751.51	2,597.08	15,154.43	168

AREA STATEMENT BLOCK - E

FLOORS	BUA	DEDUCT	NET	No Of Units
STILT FLOOR	6,244.90	5,605.88	639.02	-
FIRST FLOOR	5,569.95	58.70	5,511.25	48
SECOND FLOOR	5,569.95	58.70	5,511.25	48
THIRD FLOOR	5,569.95	58.70	5,511.25	48
FOURTH FLOOR	5,569.95	58.70	5,511.25	48
FIFTH FLOOR	5,569.95	58.70	5,511.25	48
SIXTH FLOOR	5,569.95	58.70	5,511.25	48
SEVENTH FLOOR	5,569.95	58.70	5,511.25	48
TERRACE FLOOR	361.50	361.50	-	-
TOTAL	45,596.05	6,378.28	39,217.77	336

COMBINED BLOCKX AREA STATEMENT

FLOORS	BUA	DEDUCT	NET	No Of Units
BASEMENT FLOOR	16,643.67	16,487.11	156.56	-
STILT FLOOR	15,670.32	14,039.38	1,720.94	-
FIRST FLOOR	13,902.80	220.07	13,682.73	144
SECOND FLOOR	13,902.80	220.07	13,682.73	144
THIRD FLOOR	13,902.80	220.07	13,682.73	144
FOURTH FLOOR	13,591.50	220.07	13,371.43	144
FIFTH FLOOR	13,591.50	220.07	13,371.43	144
SIXTH FLOOR	13,591.50	220.07	13,371.43	144
SEVENTH FLOOR	13,591.50	220.07	13,371.43	144
TERRACE FLOOR	967.63	967.63	-	-
TOTAL	129,356.02	33,034.61	96,321.41	1008

SITE AREA

	As per DP Approved	As per Actual
Site Area	= 51,799.33 Sqm.	50,804.53 Sqm.
Area Reserved For Civic Amenities	= 2,592.79 Sqm.	2,592.79 Sqm.
Net Site Area for FAR	= 49,206.54 Sqm.	48,211.74 Sqm.
Site Area	= 51,799.33 Sqm.	50,804.53 Sqm.
Deduct Road Widening Area	= 1,579.14 Sqm.	1,579.14 Sqm.
Net Site Area for Coverage	= 50,220.19 Sqm.	49,225.39 Sqm.

Net Ground Floor Area

Block - A	= 1,718.44
Block - B1	= 650.98
Block - B2	= 650.98
Block - C	= 1,600.98
Block - D1	= 2,402.02
Block - D2	= 2,402.02
Block - E	= 6,244.90
Total	= 15,670.32

COVERAGE = 15,670.32 X100 / 49,225.39 = 31.83 % < 50.00 %

FAR = 96,321.41 / 48,211.74 = 1.997 < 2.50

PARKING :
Total No Of Units I all floors, all Blocks = 1008 Nos
@ 1 Car / 1 Unit, Cars Required = 1008 x 1 = 1008 Cars
10% Vistors Parking = 1008 / 10 = 100.80 say 101 Cars

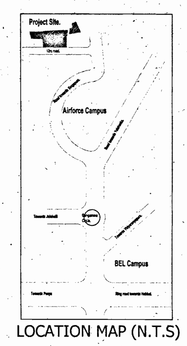
Total Community Hall Area = 933.90 Sqm
@ 1Car / 50Sqm, Cars Required = 933.90 / 50 = 18.68, Say 19 Cars

Total Car Parking Required = 1008 + 101 + 19 = 1128 Cars

Total Cars Provided

Basement, Block-D2 & E	= 374 Cars
Ground Floor Block - A	= 52 Cars
Ground Floor Block - B1	= 19 Cars
Ground Floor Block - B2	= 19 Cars
Ground Floor Block - C	= 52 Cars (26 x 2)
Ground Floor Block - D1	= 78 Cars (26 x 3)
Ground Floor Block - D2	= 78 Cars (26 x 3)
Ground Floor Block - E	= 172 Cars (28 x 4) + (30 x 2)
Surface	= 284 Cars
Total	= 1,128 Cars

GENERAL NOTES
1. ALL DIMENSIONS IN Meters
2.DO NOT SCALE THE DRAWING - ONLY WRITTEN DIMENSIONS TO BE ADJUSTED
3. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE THE COMMENCEMENT OF THE ARCHITECTS
4.THIS DRAWING IS THE PROPERTY OF SAANKA & ASSOCIATES & IS NOT TO BE USED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION



LOCATION MAP (N.T.S)

LEGEND

- SITE BOUNDARY
- SETBACK LINE
- BASEMENT FLOOR
- BLOCKS
- PARK AREA
- CIVIC AMENITIES AREA
- ROAD AREA - RELINQUISHED
- ROAD AREA - WIDENING

NOTE : -

1. TRANSFORMER YARD
2. SEWAGE TREATMENT PLANT
3. GARBAGE YARD
4. RAINWATER HARVESTING

JOTP LP No. BBMP/Addl.Dir/JD NORTH/LP/0053/2013-14

Conditions:

1. Sanction is accorded for the proposed Residential Building
   a) Construction of Block - A (Res) = Stilt + 7 Upper Floors, & Club House Stilt + 2 Upper Floors
   Block - B1, B2, C & D1 (Resi) = Stilt + 7 Upper Floors
   Block - D2 & E1 & E2 (Res) = Basement + Stilt + 7 Upper Floors
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Stilt Floor & Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephones 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-B (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 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 Modified NOC from Fire Force Department & NOC from State Level Environment Impact Assessment Cairnce (SEIAA) / The Ministry of Environmental & Forest (MOEF) should be obtained before commencing the work
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. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every five years with due inspection by the department 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 five 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 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.
38. The Owner / Association of the highrise 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.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
40. All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41. Payment of licence fees for sanction of this plan is subject to result of W.P.No. 4096/2008 & 2993/2008.

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.

II. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	FIRE	GBC (1)/131/2010 dt: 10-12-2010	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	AIRPORT	AAI/ BIA / ATM / NOC /665-667 dt: 16-11-2009	
3)	BWSSB	BWSSB / EIC/ACE(R)/DCE(M)-I/TA(M) -I/1004/2013-14 dtd. 10-05-2013	
4)	KSPCB	PCB/245/CNP/I)I/H 1424 dt: 17-12-2010	
5)	BESCOM	CEE/BMAZ/SEE(O)/AEE-3/F-150/8829 -32, dtd. 08-11-2010	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPNRT/01/2013-14/JUN/0001/2013-14 dated: 01-06-2013 for the following:-

1.	Licence Fees	: 98,30,748.00
2.	Ground Rent	: 51,74,241.00
3.	Betterment Charges a) For Building	: 2,58,712.00
4.	Security Deposit	: 1,29,35,602.00
5.	Plan copy & Compound wall charges	: 2,22,000.00
6.	1% Fee from Labour welfare to BBMP	: 1,25,315.00
	TOTAL	: 2,85,46,617.00

SAY Rs. 2,85,47,000.00/-

6. Labour Cess : Rs. 1,24,06,200.00 /- Paid vide D.D No. 063330 dated: 31-05-2013, DRAWN ON UNION BANK LTD.

NOTE:
PAYMENT OF LICENSE FEE FOR SANCTION OF THIS PLANS IS SUBJECT TO RESULT OF W.P. No: 4908/2008 & 2993/2008

ನಕಲು ಪ್ರತಿ

ಸ್ಥಳ ಪರಿಶೀಲನೆಯ ದಿನಾಂಕ 30-05-2013
ಮೇರೆಗೆ ಜಂ.ನಿ.ಪ.(ಪಶ್ಚಿಮ)/(ಉ) ಬಿ.ಬಿ.ಎ. ಕಟ್ಟಡ/ಅ.ಸ.ಪ.ಸ.ಪ/2013-14
ದಿನಾಂಕ:01.06.2013 ರಲ್ಲಿ ಸಲ್ಲಿಸಲಾಗಿರುವ ವಿಧಿವತ್ತಾಗಿರುವ
ಪತ್ರಗಳ ಒಳಪಟ್ಟು ಆದೇಶವನ್ನು ನೀಡಿದೆ. ದಿನಾಂಕ: 01.06.2013
ರಂದು 31.05.2015 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಹೊಂದಿರುತ್ತದೆ.
(ಅದರ ಪರಿಣಾಮ ಆದೇಶ ಮಾತ್ರ)

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಪಶ್ಚಿಮ)
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
01/06/13

ARCHITECTS SIGNATURE:

(SIDDHARTH KADUR KRISHNA)
B.C.C/BL-3.6/A-1882/2008-2009

M/S SHRIRAM PROPERTIES Pvt. Ltd.
GPA HOLDER FOR K.V.NAIDU (OWNER)

N.NAGENDRA
(AUTHORISED SIGNATORY)

PROJECT TITLE :

PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING @ BBMP KHATA NO. 278 / 64, 65, 66, 68 & 109 (132), SINGAPURA,WARD NO.11, KUVEMPU NAGAR, YELAHANKA HOOBLI, BENGALURU NORTH TALUK, BENGALURU.

CLIENT: M/S. SHRIRAM PROPERTIES PVT. LTD.

NORTH

SITE PLAN

T.P. OR N.T.P.AREA:-

HORI.DISTANCE FROM ELEC.LINES IF ANY.

JOB NO: S-308 | DRG NO : 01A

SCALE : 1:600

DRN BY: SiddharthK | CKD BY : SasiKumar A

RESIDENT ARCHITECTS :
THE FACTORY
ARCHITECTS,PLANNERS & INTERIORS DESIGNERS
#159, Santhoshi,1st Cross, 3rd Main,
SADANANDANAGAR,M.E.G.F LAYOUT
BANGALORE - 560 038
PH:25383141

PRINCIPAL ARCHITECTS :
ARCHITECTS AND PLANNERS
SANKAR AND ASSOCIATES
27,SENGUPTHA STREET.
RAMNAGAR,
COIMBATORE-641 009