



BBMP/Addl.Dir/ JDNORTH/ LP/0194/2014-15

This Plan Sanction is issued subject to the following conditions:-

1. 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.
2. 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.
3. 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.
4. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit. 400 k.g. capacity installed at site for its reuse / disposal. (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
5. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structures for the safety of the structure as well as neighbouring property, public roads and footpaths, and ensure ensuring safety of workmen and general public by erecting safe barricades.
6. The NOC from KSPCB / State Level Environment Impact Assessment Certificate (SEIAC) / The Ministry of Environment and Forest (MOEF) should be taken before commencement of work if applicable.
7. Traffic Management Plan shall be provided as per requirement.
8. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures issued once in two years.
9. The owner / Association of the highrise building shall get the building inspected by empanelled agencies of Fire Force Department to ensure that the fire equipments installed are in good and workable condition, an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
10. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Insulators / every two 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 once in two years.
11. 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 ensure complete safety in respect of fire hazards, the onset of summer and another during the summer and ensure complete safety in respect of fire hazards, the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
12. Payment of license fees for sanction of this plan is subject to result of V.P. No. 4902/2008 & 2993/2008.
13. All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
14. The NOC from BBMP, should be submitted before obtaining Commencement of Work.
15. The Condition imposed of Chief Engineer, Storm Water Drain letter vide No. CSESVD/R2294/2014-15, dated: 24/01/2015 should be adhered to.
16. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

SL.NO.	TYPE	SIZE	DESCRIPTION
1	DOOR	1800 X 2400	MAIN ENTRANCE DOOR
2	DOOR	1800 X 2400	CLUB HOUSE ENTRANCE DOOR
3	DOOR	1800 X 2100	RESIDENTIAL CLUB HOUSE DOOR
4	DOOR	2400 X 2400	SLIDING DOOR
5	DOOR	1000 X 2100	FLAT ENTRY DOOR
6	DOOR	1000 X 2400	TOILET DOOR
7	DOOR	800 X 2100	KITCHEN DOOR
8	DOOR	1000 X 2100	KITCHEN DOOR
9	DOOR	2100 X 1200	KITCHEN DOOR
10	DOOR	1200 X 1200	KITCHEN DOOR
11	DOOR	1800 X 1500	KITCHEN DOOR
12	DOOR	1800 X 1200	KITCHEN DOOR
13	DOOR	1800 X 1200	KITCHEN DOOR
14	DOOR	1800 X 1200	KITCHEN DOOR
15	DOOR	1800 X 1200	KITCHEN DOOR
16	DOOR	1800 X 1200	KITCHEN DOOR
17	DOOR	1800 X 1200	KITCHEN DOOR
18	DOOR	1800 X 1200	KITCHEN DOOR
19	DOOR	1800 X 1200	KITCHEN DOOR
20	DOOR	1800 X 1200	KITCHEN DOOR
21	DOOR	1800 X 1200	KITCHEN DOOR
22	DOOR	1800 X 1200	KITCHEN DOOR
23	DOOR	1800 X 1200	KITCHEN DOOR
24	DOOR	1800 X 1200	KITCHEN DOOR
25	DOOR	1800 X 1200	KITCHEN DOOR

PROPOSED RESIDENTIAL DEVELOPMENT AT PROPERTY BEARING BBMP KATHA NO: 54/ 13/ 2, SY NO. 11, 18/2, 18/3, KATHA NO. 15, SY NO. 19/1, 2, 3, 4, 5, 7, 48/1, 48/2, 47, DEVARABEESANAHALLI VILLAGE AND BELLANDUR VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, WARD NO. 150, MAHADEVAPURA ZONE, BANGALORE.

OWNERS' SIGNATURE: _____

DIRECTOR: _____

ARCHITECT'S SIGNATURE: _____

V. NARASIMHAN
ARCHITECT
BCC/BL-3.6/A: 2421848-08-09

TITLE: LOWER BASEMENT

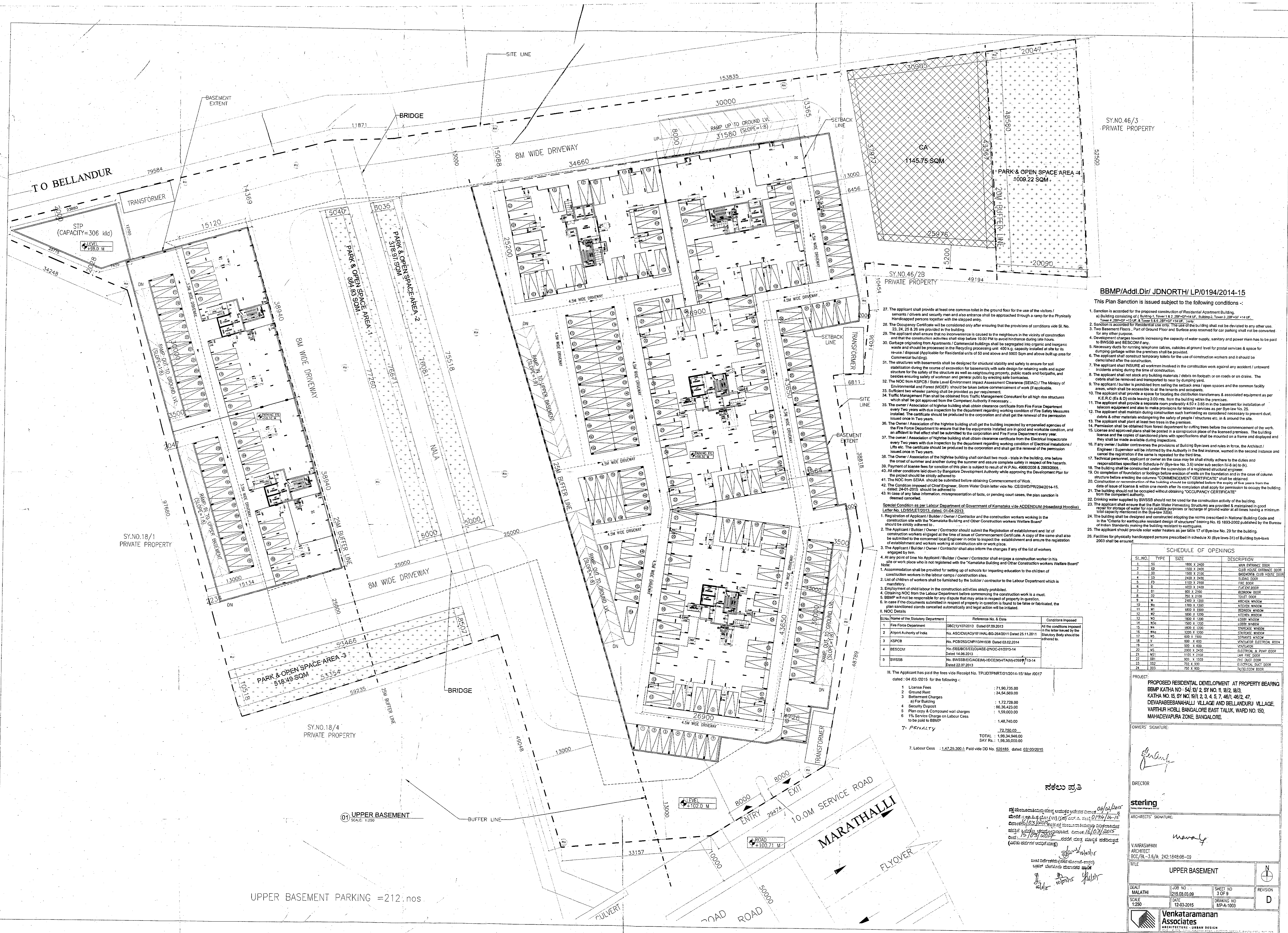
DETAILED: MALATHI
JOB NO: 215.08.03.09
SCALE: 1:250

SHEET NO: 2 OF 9
DRAWING NO: MP-A-1002

REVISION: D

Venkataraman Associates
ARCHITECTURE - URBAN DESIGN

LOWER BASEMENT PARKING =213 nos



This Plan Sanction is issued subject to the following conditions:-

- Sanction is accorded for the proposed construction of Residential Apartment Building.
- Building consisting of (Building-1, Tower 1 & 2, 2BPF+GF+14 LF, Building-2, Tower 3, 2BPF+GF+14 LF, Tower 4, 2BPF+GF+14 LF & Tower 5 & 2, 2BPF+GF+14 LF, only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- Two Basement Floors, Part of Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
- The applicant / builder is prohibited from spilling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.R.C (E & D) code leaving 3.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3) under sub section (V-8) (a) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMPLETION CERTIFICATE" shall be obtained.
- Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 30A.
- The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye-laws-31) of Building bye-laws 2003 shall be ensured.
- 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.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
- The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
- Garbage originating from Apartments, Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 400 k.g. 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 buildings).
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
- The NOC from KSPCB / State Level Environment Impact Assessment Clearance (SEAC) / The Ministry of Environmental and Forest (MOEF) should be taken before commencement of work (if applicable).
- Sufficient two wheeler parking shall be provided as per requirement.
- 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.
- The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two 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 Two years.
- 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.
- The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two 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 once in Two years.
- 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.
- Payment of license fees for sanction of this plan is subject to result of V.P.No. 4908/2008 & 2993/2008.
- All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
- The NOC from SEIA should be submitted before obtaining Commencement of Work.
- The Condition imposed of Civil Engineer, Storm Water Drain letter vide No. CE/SWD/PP/294/2014-15, dated: 24-01-2015 should be adhered to.
- 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 (Hosadagali Hoodie) Letter No. LD/56/ET/2013, dated: 01-04-2013.

- 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.
- 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.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- At any point of time No 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" NoC.

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Sl.No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	SBCE/1/107/2013 Dated 07.09.2013	All the conditions imposed
2	Airport Authority of India	No. ASC/CMAD/181/HAAL-80-284/2011 Dated 25.11.2011	In the letter issued by the Statutory Body should be adhered to.
3	KSPCB	No. PCB/23/CNP/13/11038 Dated 03.02.2014	
4	BESCOM	No. SEEBCE/EE/OAE-2/NOCC/01/2013-14 Dated 14.06.2013	
5	BWSSB	No. BWSSB/BE/CA/CE/M-1/DC/EE(M)-ITAM/10399/13-14 Dated 22.07.2013	

- The Applicant has paid the fees vide Receipt No. TP/JDTPNRT/01/2014-15/ Mar/0017 dated: 04/03/2015 for the following:-

1	License Fees	71,90,735.00
2	Ground Rent	34,54,569.00
3	Settlement Charges	
a) For Building	1,72,728.00	
4	Security Deposit	88,36,423.00
5	Plan copy & Compound wall charges	1,59,000.00
6	1% Service Charge on Labour Cess to be paid to BBMP	1,46,740.00
	TOTAL	72,750.00
		1,98,34,946.00
		SAY Rs. : 1,98,35,000.00

7. PENALTY

7. Labour Cess : 1,47,25,300/- Paid vide DD No. 526185, dated: 02/03/2015

SL.NO.	TYPE	SIZE	DESCRIPTION
1	SD	1800 X 2400	MAIN ENTRANCE DOOR
2	SD	1500 X 2400	CLUB HOUSE ENTRANCE DOOR
3	SD	1200 X 2100	BASMENT CLUB HOUSE DOOR
4	SD	2400 X 2400	SLIDING DOOR
5	FD	1100 X 2100	FLAT FAN DOOR
6	D	800 X 2100	BEDROOM DOOR
7	DT	750 X 2100	TOILET DOOR
8	W	1100 X 1200	KITCHEN WINDOW
9	W	1200 X 1200	KITCHEN WINDOW
10	W	1200 X 1200	KITCHEN WINDOW
11	W	1200 X 1200	KITCHEN WINDOW
12	W	1200 X 1200	KITCHEN WINDOW
13	W	1200 X 1200	KITCHEN WINDOW
14	W	1200 X 1200	KITCHEN WINDOW
15	W	1200 X 1200	KITCHEN WINDOW
16	W	1200 X 1200	KITCHEN WINDOW
17	W	1200 X 1200	KITCHEN WINDOW
18	W	1200 X 1200	KITCHEN WINDOW
19	W	1200 X 1200	KITCHEN WINDOW
20	W	1200 X 1200	KITCHEN WINDOW
21	W	1200 X 1200	KITCHEN WINDOW
22	W	1200 X 1200	KITCHEN WINDOW
23	W	1200 X 1200	KITCHEN WINDOW
24	W	1200 X 1200	KITCHEN WINDOW

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT PROPERTY BEARING BBMP KATHA NO : 54/13/2, SY NO. 11, 18/2, 18/3, KATHA NO. 15, SY NO. 19/1, 2, 3, 4, 5, 7, 46/1, 46/2, 47, DEVARABESANAHALLI VILLAGE AND BELLANDUR VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, WARD NO. 150, MAHADEVA PURA ZONE, BANGALORE.

OWNERS' SIGNATURE:

DIRECTOR

ARCHITECT'S SIGNATURE:

V.NARASIMHAN

ARCHITECT

SCC/BL-36/A: 242/1848/08-09

TITLE

TYPICAL FLOOR PLAN

LOCAL: MALATHI

DATE: 12-03-2015

SCALE: 1:200

SHEET NO: 6 OF 9

REVISION: D

VENKATARAMAN ASSOCIATES

ARCHITECTURE - URBAN DESIGN

ARCHITECTURE - URBAN DESIGN

ARCHITECTURE - URBAN DESIGN

ARCHITECTURE - URBAN DESIGN

ARCHITECTURE - URBAN DESIGN

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ARCHITECTURE - URBAN DESIGN

ARCHITECTURE - URBAN DESIGN

ARCHITECTURE - URBAN DESIGN

This Plan Sanction is issued subject to the following conditions :-

- Sanction is accorded for the proposed construction of Residential Apartment Building.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- Two Basement Floors. Part of Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cuticles at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
- The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E & D) code leaving 3.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-law No. 25.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- Any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (By-law No. 3.6) under sub-section IV (d) to (h).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the By-law 32(a).
- The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building Bye-laws 2003 shall be ensured.
- 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.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
- The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
- Garbage originating from Apartments/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 400 kg 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 buildings).
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
- The NCC from KSPCB / State Level Environment Impact Assessment Clearance (SEIAC) / The Ministry of Environmental and Forest (MOEF) should be taken before commencement of work (if applicable).
- Sufficient two wheeler parking shall be provided as per requirement.
- The 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.
- The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two 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 Two years.
- 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.
- The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two 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 once in Two years.
- 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.
- Payment of license fees for sanction of this plan is subject to result of V.P. No. 4906/2008 & 2993/2008.
- All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
- The NCC from SEIAA should be submitted before obtaining Commencement of Work.
- The Condition imposed of Chief Engineer, Storm Water Drain letter vide No. CSES/WD/PR/24/2014-15, dated: 24-01-2015 should be adhered to.
- 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 (Hosdagaal Hoodke) Letter No. LD/99/LET/2013, dated: 01-04-2013

Sl.No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GBC/11/107/2013 Dated 07.09.2013	All the conditions imposed by the Fire Force Department should be adhered to.
2	Airport Authority of India	No. ASD/CM/AD/18/11/HAL-BG-264/2011 Dated 25.11.2011	The letter issued by the Statutory Body should be adhered to.
3	KSPCB	No. PCB/253/CNP/13/41938 Dated 03.02.2014	
4	BESCOM	No. SEEB/CS/EE/CO/AEE-2/NOG-01/2013-14 Dated 14.06.2013	
5	BWSSB	No. BWSSB/EC/CE/CM/DOCE/M/VTAM/1099/13-14 Dated 22.07.2013	

III. The Applicant has paid the fees vide Receipt No. TPD/OTPNRT/012014-15/ Mar /0017 dated : 04 /03 /2015 for the following :-

1	License Fees	: 71,90,735.00
2	Ground Rent	: 34,54,569.00
3	Betterment Charges	
a) For Building		: 1,72,728.00
4	Security Deposit	: 86,36,423.00
5	Plan copy & Compound wall charges	: 1,59,000.00
6	1% Service Charge on Labour Cess to be paid to BBMP	: 1,48,740.00

7. Labour Cess : 1,47,25,300/- Paid vide DD No. 526185, dated: 02/03/2015

SCHEDULE OF OPENINGS			
SL.NO.	TYPE	SIZE	DESCRIPTION
1	IS	1800 X 2400	MAIN ENTRANCE DOOR
2	IS	1500 X 2400	CLUB HOUSE ENTRANCE DOOR
3	IS	1500 X 2100	BASEMENT CLUB HOUSE DOOR
4	IS	2400 X 2400	CLUBS DOOR
5	IS	1100 X 2100	FIRE DOOR
6	IS	1800 X 2400	FLAT DOOR
7	IS	900 X 2100	KITCHEN DOOR
8	IS	750 X 2100	TOILET DOOR
9	#	2100 X 1200	KITCHEN WINDOW
10	#	1700 X 1200	KITCHEN WINDOW
11	#	1800 X 1500	KITCHEN WINDOW
12	#	1800 X 1200	KITCHEN WINDOW
13	#	1800 X 1200	LOBBY WINDOW
14	#	1500 X 1200	LOBBY WINDOW
15	#	1800 X 1200	STAIRCASE WINDOW
16	#	1700 X 1200	STAIRCASE WINDOW
17	#	600 X 600	STAIRCASE WINDOW
18	#	600 X 600	VENTILATION ELECTRICAL ROOM
19	#	500 X 600	VENTILATION
20	#	2000 X 2400	ELECTRICAL & PLUMB DOOR
21	#	1100 X 2100	WATER FIRE DOOR
22	#	800 X 1500	WATER FIRE DOOR
23	#	750 X 800	WATER FIRE DOOR
24	#	750 X 800	ELECTRICAL DOOR DOOR

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT PROPERTY BEARING BBMP KATHA NO : 54/ 13/ 2, SY NO. 11, 18/2, 18/3, KATHA NO. 15, SY NO. 19/1, 2, 3, 4, 5, 7, 46/1, 46/2, 47, DEVARABEENAHALLI VILLAGE EAST BELLANDURU VILLAGE, VARTHUR HOBLI BANGALORE EAST TALUK, WARD NO. 150, MAHADEVARAJA ZONE, BANGALORE.

OWNERS' SIGNATURE:

DIRECTOR

sterling

ARCHITECTS' SIGNATURE:

V. NARASIMHAN ARCHITECT

BCC/BL-3.6/A 242/1848-08-09

TITLE

14th FLOOR PLAN

DEAL MALATHI JOB NO 215.08.03.09 SHEET NO 7 OF 9 REVISION D

SCALE 1:200 DATE 12-03-2015 DRAWING NO MP-A-1007

Venkataraman Associates

ARCHITECTS

ನಕಲು ಪ್ರತಿ

ಇದು ಒಂದು ಮಾಹಿತಿಯ ಮಾತ್ರ ಆದ್ದರಿಂದ ಅದರ ಬಳಕೆ ಮಾಡುವುದಕ್ಕೆ ಯಾವುದೇ ಜವಾಬ್ದಾರಿಯು ಇರುವುದಿಲ್ಲ. (ಇದು ಮಾಹಿತಿಯ ಮಾತ್ರ ಆದ್ದರಿಂದ ಅದರ ಬಳಕೆ ಮಾಡುವುದಕ್ಕೆ ಯಾವುದೇ ಜವಾಬ್ದಾರಿಯು ಇರುವುದಿಲ್ಲ.)

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14th FLOOR SCALE: 1:200

BBMP/Addl.Dir/ JDNORTH/ LP/0194/2014-15

This Plan Sanction is issued subject to the following conditions :-

- Sanction is accorded for the proposed construction of Residential Apartment Building.
- Building consisting of (1) Building 1, Tower 1 & 2, 28th Floor +14 UF, Building 2, Tower 3 28th Floor +14 UF, Tower 4 28th Floor +14 UF, Tower 5 & 6 28th Floor +14 UF, Tower 7 28th Floor +14 UF.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- Two Basement Floors. Part of Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary fence for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
- The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (Ea & D) code leaving 3.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-law No. 25.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- If any owner / builder contravenes the provisions of Building By-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (By-law No. 3.6) under sub section IV-8 (a) to (k).
- On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the By-law 32.04.
- The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) Building by-laws 2003 shall be ensured.
- 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.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 33 are provided in the building.
- The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 400 kg. capacity installed at site for its reuse / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safety barricades.
- The NCC from KSPCB / State Level Environment Impact Assessment Clearance (SEAC) / The Ministry of Environmental and Forest (MOEF) should be taken before commencement of work (if applicable).
- Sufficient two wheeler parking shall be provided as per requirement.
- 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.
- The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two 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 Two years.
- 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, an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
- The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two 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 once in Two years.
- The Owner / Association of the highrise building shall conduct two mock - drills - of the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
- Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
- All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
- The NCC from SEIAA should be submitted before obtaining Commencement of Work.
- The Condition imposed of Chief Engineer, Storm Water Drain letter vide No. CE/SW/P&R/2014-15, dated: 24-01-2015 should be adhered to.
- 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 (Hosadagali Hoodie) Letter No. LD/55/12/03, dated: 01-04-2013.

- 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.
- 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.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- At any point of time No 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".
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Sl.No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBCI/V107/2013 Dated 07.09.2013	All the conditions imposed
2	Airport Authority of India	No. ASCM/AO/181HAL-BG-264/2011 Dated 25.11.2011	In the letter issued by the Statutory Body should be adhered to.
3	KSPCB	No. PCB/233/CHP/13H11938 Dated 03.02.2014	
4	BESCOM	No.-SEEB/CS/EE/O/AEE-2/NOG-01/2013-14 Dated 14.06.2013	
5	BWSSB	No. BWSSB/CH/AC/EM/10CEM/VTAM/3999/15-14 Dated 22.07.2013	

III. The Applicant has paid the fees vide Receipt No. TPJ/UTPHRT/012014-15/ Mar /2017 dated: 04 /03 /2015 for the following :-

1	License Fees	71,90,735.00
2	Ground Rent	34,54,569.00
3	Betterment Charges	
a) For Building		1,72,728.00
4	Security Deposit	86,36,423.00
5	Plan copy & Compound wall charges	1,59,000.00
6	1% Service Charge on Labour Cess to be paid to BBMP	1,48,740.00
7. TOTAL		72,750.00
7. Labour Cess	1,47,25,300.00	Paid vide DD No. 526185 dated: 02/03/2015

SCHEDULE OF OPENINGS			
SL.NO.	TYPE	SIZE	DESCRIPTION
1	SI	1800 X 2400	MAIN ENTRANCE DOOR
2	SI	1200 X 2400	CLUB HOUSE ENTRANCE DOOR
3	SI	1500 X 2100	BASMENT/CLUB HOUSE DOOR
4	SI	2400 X 2400	SUNING DOOR
5	SI	1100 X 2100	FIRE DOOR
6	SI	1000 X 2400	PLANT DOOR
7	SI	800 X 2100	BEDROOM DOOR
8	SI	750 X 2100	TOILET DOOR
9	SI	1100 X 1200	KITCHEN WINDOW
10	SI	1200 X 1200	KITCHEN WINDOW
11	SI	1800 X 1500	BEDROOM WINDOW
12	SI	1800 X 1200	KITCHEN WINDOW
13	SI	1800 X 1200	LOBBY WINDOW
14	SI	1500 X 1200	STAIRCASE WINDOW
15	SI	1800 X 1200	LOBBY WINDOW
16	SI	1200 X 1200	STAIRCASE WINDOW
17	SI	600 X 1500	SPRINKLER WINDOW
18	SI	600 X 600	VENTILATOR ELECTRICAL C/W C/W
19	SI	500 X 600	VENTILATOR
20	SI	2000 X 2400	ELECTRICAL & PLUMB DOOR - R
21	SI	1100 X 2100	MAIN FIRE DOOR
22	SI	800 X 1500	THEater DOOR
23	SI	750 X 900	ELECTRICAL BUILT DOOR
24	SI	750 X 900	TV/TELECOM DOOR

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT PROPERTY BEARING BBMP KATHA NO: 54/ 3/ 2, SY NO. 11, 12/2, 18/3, KATHA NO. 15, SY NO. 18/1, 2, 3, 4, 5, 7, 46/1, 46/2, 47, DEVARABESANAHALLI VILLAGE AND BELLANDURU VILLAGE, VARTHUR HOBLI BANGALORE EAST TALUK, WARD NO. 150, MAHADEVPURU ZONE, BANGALORE.

OWNERS' SIGNATURE:

DIRECTOR

sterling

ARCHITECT'S SIGNATURE:

Y.NARASIMHAN

ARCHITECT

BCC/BL-3.6/A: 242:1848-08-09

TITLE

TERRACE FLOOR PLAN

DEALT

MALATHI

DATE

12-03-2015

SCALE

1:200

VENKATARAMAN ASSOCIATES

ARCHITECTURE - URBAN DESIGN

ARCHITECTURE - URBAN DESIGN

ARCHITECTURE - URBAN DESIGN

ARCHITECTURE - URBAN DESIGN

ARCHITECTURE - URBAN DESIGN

