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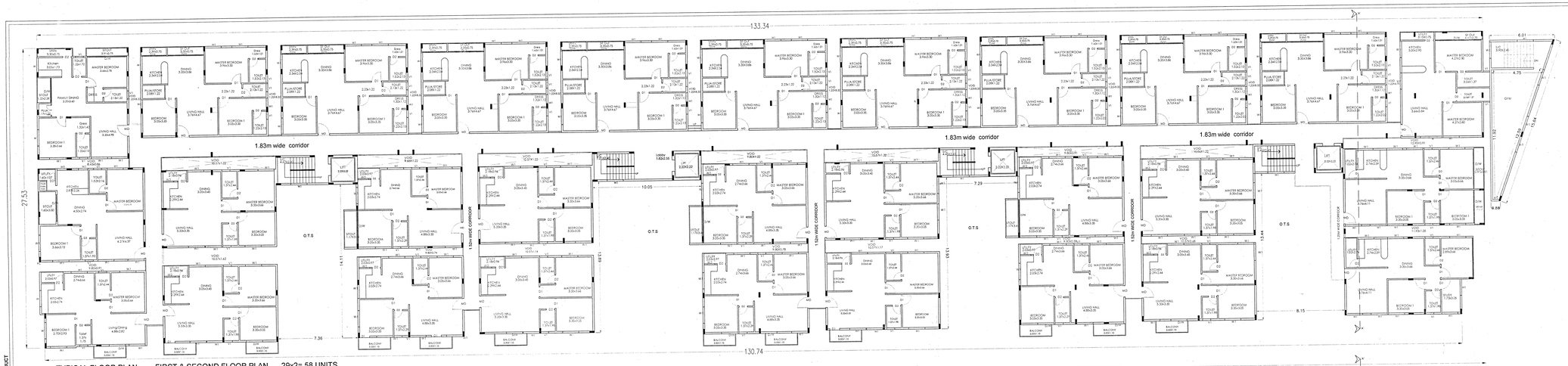

TYPICAL FLOOR PLAN FIRST & SECOND FLOOR PLAN 29x2= 58 UNITS.

THIRD FLOOR PLAN 29 UNITS

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BBMP/Addl.dir/JDTP/NULP NO. 0435/2013-14.

| Conditions.

1. Sanction is accorded for the Proposed Residential Apartment Building AT BBMP KHATHA NO: 198/12,18/2, Sy.no.1/2 & 18/2, AGRAHARA VILLAGE,JAKKURU, WARD No. 05 BANGALORE. a) BUILDING CONSISTING OF BF+GF+6UF(FOUR 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 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 work is over.
7. The applicant shall be responsible for all workmen employed in the construction work against any accident / unforeseen 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. Also the applicant/builder shall not sell the undivided share of common facility areas, which is space for locating the distribution transformers & associated equipments as per K.E.R.C (E & D) code leaving 3.00 mts. from the building within the premises.
10. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Byelaw No. 29.
11. 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.
12. The applicant shall plant at least two trees in the premises.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises for inspection purpose. Also copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. 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.
16. Technical personnel, architect, structural engineer and site supervisor shall be as per the Rules and responsibilities specified in Schedule –IV (Bye-law No. 3.8) under section IV- B (MMC).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columns/ structure before erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
19. 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.
20. The building should not be occupied without obtaining " OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained and used for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Byelaw 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye - law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of the building rules shall be provided.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 21, 23 & 25 are complied by the applicant.
28. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of the premises and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste at the source of generation and the organic waste shall be fully treated by adopting an area for its re-use/ disposal. (Applicable for Residential units of 50 dwelling units and 5000 Sqm and above built up area for Commercial Buildings).
30. 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.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. 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.
33. Payment of license fees for sanction of this plan is subjected to Act of W. P. No. 4906/2008 & is deemed cancelled.
34. The NOC from BWSSB should be submitted Before obtaining Commencement Of Work.
35. Improvement charges for the property should be paid as per the undertaking given to BBMP in 3 instalments.
36. Area reserved for the proposed widening of road as per RMP-2015 should be relinquished to BBMP before obtaining Commencement Certificate.
37. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
38. The Park and Open space fees should be paid to BBMP within 3 Months from the date of issuance of this sanction planas per time granted by the Commissioner.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM LD 155LET 2013, Dated 01-04-2013.

1. Registration of Applicant/Builder/Owner/Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant/Builder/Owner/Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant/Builder/Owner/Contractor shall also inform the changes is any of the list of workers engaged by him.
4. At any point of time his Applicant/Builder/Owner/Contractor shall engage a construction worker in his site or work place who is not registed with the " Karanataka Building and Other Construction Workers Welfare Board"

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is enclosed.
3. Employment of child labour in any construction activities strictly prohibited.
4. Mandatory 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 fake / fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

II. The Applicant has paid Rs.42,64,000.00 vide reciept No. TPJ/DTP/WEB/112014-15/DEC/0011 dated: 01-12-2014 for the following: -

1.	Licence Fees	: 14,99,944.00
2.	Ground Rent	: 7,25,688.00
3.	Betterment Charges	
	a) For Building	: 36,264.00
	b) For Site	: 1,19,384.00
4.	Security Deposit	: 18,14,219.00
5.	Plan copies	: 43,000.00
6.	Compound Fees	: 5,000.00
7.	1% Labour Cess Service Charges	: 19,528.00
	TOTAL	: 42,63,047.00
	Rounding off Rs. 953 TOTAL	: Rs. 42,64,000.00
8.	Labour Cess	: Rs 19,33,300.00
	TOTAL	Rs.19,33,300.00

The Applicant has paid Rs.19,33,300.00 vide CD No.021784 dated: 29-11-2014,AXIS BANK LIMITED,SAHAKARNAGAR,BANGALORE.

ಷರತ್ತು ಪತ್ರ:

ಈ ದಾಖಲಾತಿಯನ್ನು ಇಷ್ಟ ಅನ್ವಯಿಸಿ ಅಥವಾ ನಿಯಮಗಳ ಅನ್ವಯ ಸಿದ್ಧಪಡಿಸಿ ಸಹಿ ಮಾಡಿದೆ ಇದು ಸಿ.ಎಸ್.ಪಿ ಮತ್ತು (ಇ) ಸೆಕ್ಷನ್ ಅಡಿಯಲ್ಲಿ ನೀಡಿದ ಅನುಮತಿಯನ್ನು ಹೊರತುಪಡಿಸಿ ಈ ಕಟ್ಟಡ ಪರವಾನಿಗೆಯನ್ನು ಹೊಂದಿರುವ ಮಾಲೀಕರು/ಅಭಿವೃದ್ಧಿಪಡಿಸುವವರು ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಪಡೆದಿರುತ್ತಾರೆ. ದಿನಾಂಕ: 01/12/2014 ರಂದು ನೀಡಿದ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ. (ಎಸ್.ವಿ.ಸಂಪತ್ ಕುಮಾರ್)

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
ಬಿಬಿಎಂಪಿ(ಪಶ್ಚಿಮ ವಲಯ)
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

SCHEDULE OF OPENINGS		
TYPE	SIZE	DESCRIPTION
D3	1.10 x 2.10	MAIN DOOR
D1	0.90 x 2.10	DOOR
D2	0.75 x 2.10	TOILET DOOR
W	1.50 x 1.35	WINDOW
V1	0.45 x 0.60	TOILET VENTILATOR
SW	1.50 x 1.35	STAIR WINDOW
V	1.50 x 0.45	BASEMENT FLOOR

AREA CALCULATIONS	
TOTAL SITE AREA	= 5969.21 SQM
ROAD WIDING	= 120.48 SQM
NET SITE AREA	= 5848.73 SQM

AREA STATEMENT IN SMT				
FLOOR	GROSS AREA	DEDUCTION AREA	NET F.A.R AREA	
BASEMENT FLOOR	4813.16	4783.41	29.75	
GROUND FLOOR	2869.61	19.71	2849.90	
1st FLOOR	2909.57	19.71	2889.86	
2nd FLOOR	2909.57	19.71	2889.86	
3rd FLOOR	2858.61	19.71	2838.90	
4th FLOOR	1892.16	14.79	1877.37	
TERRACE FLOOR	89.51	89.51	NIL	
TOTAL	18142.18	4768.55	13375.64	

F.A.R :- 13375.64 / 5969.21 = 2.24 ≈ 2.25

COVERAGE :- 2869.61 / 5848.73 X 100 = 49.06% < 50.00%

HEIGHT OF THE BUILDING :- 14.95M HT

NO OF CAR PARKING :-

TOTAL NO OF UNITS : = 135 UNITS

FLAT MORE THAN 50sm= = 135 UNITS = 135 CARS

10% VISITORS CAR PARKING = 14 CARS

TOTAL = 149 CARS

REQUIRED CAR PARKING = 149 CARS

PROVIDED CAR PARKING = 149 CARS

BASEMENT FLOOR CAR PARKING = 146 CARS

SURFACE CAR PARKING = 002 CARS

OWNER'S SIGNATURE :-
M/S AKSHAY DEVELOPERS
Represented by its Managing Partner

SATHI ADI REDDY.
GPA HOLDER FOR
B.A.RAJGOPAL

ENGINEER'S SIGNATURE :-

VASANTHMADHAVA R.
Reg.No.BCC/BL-3.6/E - 7213. 08-09

PROJECT TITLE :-
PROPOSED RESIDENTIAL APARTMENT BUILDING FOR M/s AKS DEVELOPERS, ADS NORTH LAKE
AT KHATHA NO: 198/12,18/2, Sy.no.1/2 & 18/2, AGRAHARA VILLAGE,JAKKURU, WARD No. 05, BANGALORE.

DRAWING TITLE :-
TYPICAL FLOOR PLAN,FIRST & SECOND FLOOR PLAN,THIRD FLOOR PLAN.

SHEET NO 2 OF 4 — SCALE 1:100

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