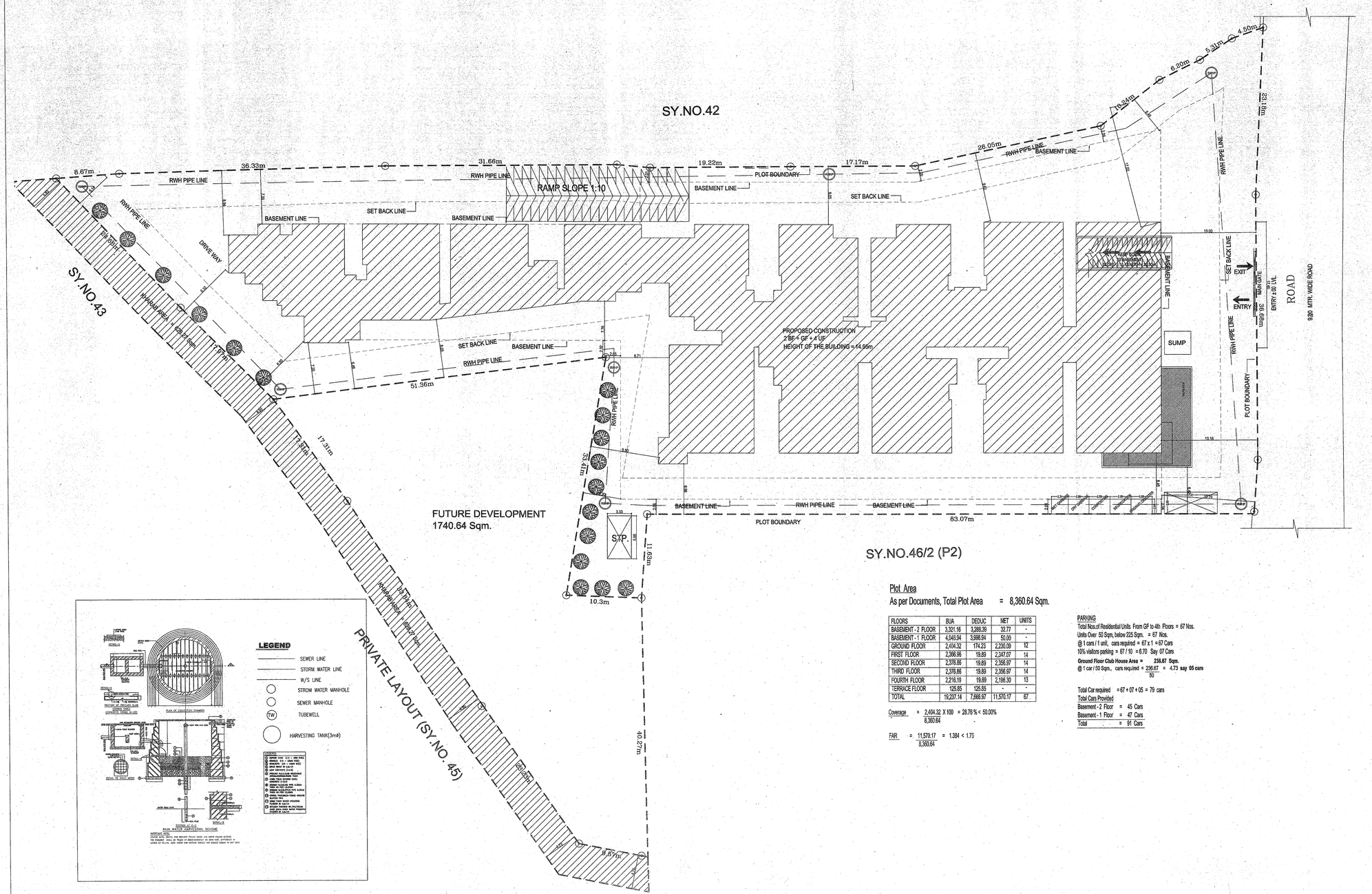

Plot Area

As per Documents, Total Plot Area = 8,360.64 Sqm.

FLOORS	BUA	DEDUC	NET	UNITS
BASEMENT - 2 FLOOR	3,321.16	3,288.39	32.77	-
BASEMENT - 1 FLOOR	4,048.94	3,998.94	50.00	-
GROUND FLOOR	2,404.32	174.23	2,230.09	12
FIRST FLOOR	2,366.96	19.89	2,347.07	14
SECOND FLOOR	2,376.66	19.89	2,356.97	14
THIRD FLOOR	2,376.66	19.89	2,356.97	14
FOURTH FLOOR	2,216.19	19.89	2,196.30	13
TERRACE FLOOR	125.65	125.65	-	-
TOTAL	19,237.14	7,666.97	11,570.17	67

Coverage = 2,404.32 X 100 / 8,360.64 = 28.76% < 50.00%

FAR = 11,570.17 / 8,360.64 = 1.384 < 1.75

PARKING

Total Nos.of Residential Units From GF to 4th Floors = 67 Nos.

Units Over 50 Sqm, below 225 Sqm. = 67 Nos.

@ 1 cars / 1 unit, cars required = 67 x 1 =67 Cars

10% visitors parking = 67 / 10 = 6.70 Say 07 Cars

Ground Floor Club House Area = 236.67 Sqm.

@ 1 car / 50 Sqm., cars required = 236.67 / 50 = 4.73 **say 05 cars**

Total Car required = 67 + 07 + 05 = 79 cars

Total Cars Provided

Basement - 2 Floor = 45 Cars

Basement - 1 Floor = 47 Cars

Total = 91 Cars

LP No. BBMP/Addl.Dir/RMDR/BH-LP /0166/2014-15

Conditions:

1. Sanction is accorded for the proposed Residential Apartment Building.
   a) Construction of 2BF + GF + 4UF (four upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor area parking 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 using 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 (Ele & 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. 23.
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. Licence and approved plans shall be hoisted in a conspicuous place of the licensed premises. The building licence 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 contravene any provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be reprimanded 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 in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (b) (also No. 3.8) under sub section IV-4 (c) to (f).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or plinth or before erection of walls on the foundation and on the level of substructure before erection of superstructure, a certificate "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 licence & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied or allowed to 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 storage 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 on the ground floor for the use of the visitors / servants / drivers and security men, and their entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be issued only after ensuring that the provisions of conditions vide Sl. No. 21, 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 shall be processed in the Recycling processing unit 600 Kgh capacity installed at site for in-house disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of construction 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 workmen and general public by erecting safe barricades.
32. The NOC from KSPCB / State Level Environment Impact Assessment Clearance (SEIAC) / The Ministry of Environment and Forest (MOEF) should be taken before commencement of work (if applicable).
33. Sufficient two wheeler parking shall be provided as per requirement.
34. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35. Payment of license fees for sanctioned plan plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
36. 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 (Roughing) Handbill Letter No. LD/293LET2013, dated: 03-04-2013

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 if any of the list of workers engaged by him.
4. 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"

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 at 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 disputes 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. The Applicant has paid the fees vide Receipt No.TP/EDTP/NRT/01/2014-15/Sep/0045, dated: 17 - 09 - 2014 for the following:

1.	Ground Rent	7,69,486.00
2.	Betterment Charges	
	a) Fee Building	38,474.00
	b) Site	1,67,213.00
3.	Security Deposit	19,23,714.00
4.	Plan copy charges	77,400.00
5.	Licence Fees	16,07,070.00
6.	Compound Wall charges	10,000.00
7.	1% Fee from Labour welfare cess (BOCW)	20,707.00
	TOTAL	46,14,064.00
	SAY Rs.	46,15,000.00

6. Labour Cess (Rs. Twenty thousand only) vide D.D No. 118052, dated: 16 - 09 - 2014, Drawn on Fifth Bank, Central MG Road, Bangalore.

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದ ಆದೇಶದ ಮೇರೆ P.S. ಸಹಿ
Dated: 24/11/14 ಮಾನ್ಯ ಸಂಸ್ಥೆಗಳ ನಗರ ಯೋಜನೆ
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ಮತ್ತು ಎಲ್ಎ ಮತ್ತು ಕಂದಾಯ ಅಧಿಕಾರಿ
Encl: 16/11/14 ...ಯ ಸಂಸ್ಥೆಗಳ ನಗರ ಯೋಜನೆ
ಬಿಬಿಎಂಪಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

ಮೂಲ ಪ್ರತಿ :

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಗಣಕೀಕೃತ-ಅನುಮತಿ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

KEY PLAN

SANCTION DRAWING

OWNER SIGN

MR L.RAMDEV AND OTHERS
C/O M/S. G CORP BUILDWELL PVT.LTD

DEVELOPERS:

G CORP. BUILDWELL PVT.LTD
21/19, CRAIG PARK LAYOUT,
M.G.ROAD, BANGALORE - 560 001

ARCHITECTS SIGNATURE

SHASHIDHARA.N.R.
BCC / BL / 3.2.3 / E-1085 / 92-93

PROJECT TITLE:-

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO. 302/46/2, 46/3, KOTHIHOSAHALLI VILLAGE, WARD NO. 08, KODIGEHALLI, BANGLORE-560 092

DRAWING TITLE: SITE PLAN

DRG NO - S001 | SCALE - 1:150

DRN BY - BUNDER SINGH | CHECKED BY-

ARCHITECTS

Confluence

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architecture | urban design | hospitality | interiors

DRAWING NO. - S001 | REVISION R0

SHEET NO - 01