BBMP/Addl.Dir/JD NORTH/0324/15-16

I. Plan sanctioned subject to the following Conditions:

1) Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

a)Consist of BF+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 use
3) Basement Floor is reserved for 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/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,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 3.00mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.30x3.05m in 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.
16) If owner / builder / landowner violates 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-laws No.3.6) under sub section IV-4(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 after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain water Harvesting Structures are provided & maintained in good condition 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-laws 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 6.00 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 of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000sqm and above built up area for Commercial building).
31) 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 neighouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) Sufficient two wheeler parking shall be provided as per requirement.
33) Traffic Management Plan shall be obtained from Traffic Management Consultant for all highrise structures which shall be got approved from the competent Authority if necessary.
34) Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
35) If any owner/ builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer/ Supervisor in the first instance,warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
36) The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
37) The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intension to start work in the from prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing walls / Columns of the foundation. Otherwise the plan sanction deemed cancelled.
38) The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Spaces in the plot proposed for development.
39) 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

(Hosadaagi hoodike) LD/95/LET/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 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
2. children of construction workers in the labour camps/ construction sites.
3. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
4. Employment of child labour in the construction activities strictly prohibited.
5. Obtaining NOC from the labour Department before commencing the construction work is a must.
6. BBMP will not be responsible for any dispute that may arise in respect of property in question.
7. 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. FEE DETAILS:

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt: 04-09-2015

The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-ifms331-TP / 000391

dated: 18-Nov-2015 for the following:-

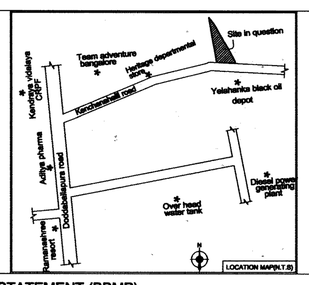
1.	Licence Fees(2133303-142820)(already paid vide Receipt No.RE-ifms 331-TP0000198 dated-13-01-2016)=1990983)	: Rs.30,05,556.00
2.	Betterment Charges	: Rs. 3,29,670.00
3.	Ground Rent	: Rs.14,99,131.00
4.	Security Deposit	: Rs.33,31,403.00
5.	Plan copy	: Rs. 1,03,200.00
6.	Compound wall charges	: Rs. 20,000.00
7.	1% Labour Cess Service Charges	: Rs. 49,652.00
	TOTAL	: Rs.83,38,612.00
	Rounding off Rs.388.00 Say Rs. :	83,39,000/-
8.	Labour Cess	

The Applicant has produced NEFTAX0SF163120930048 dated: 21/11/2016

Amount Rs.49,16,000/-

FLOORWISE FAR STATEMENT: A (RES)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	SubStruc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	92.53	87.69	0.00	4.84	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	3986.58	0.00	32.40	0.00	0.00	3954.58	3954.58	18.00	0.00
Third Floor...	4485.51	0.00	32.40	0.00	0.00	4453.10	4453.10	38.00	0.00
Second Floor...	4485.98	0.00	32.40	0.00	0.00	4453.58	4453.58	38.00	0.00
First Floor...	4485.83	0.00	32.40	0.00	0.00	4451.43	4451.43	38.00	0.00
Ground Floor...	5712.42	0.00	32.40	0.00	676.81	5003.21	5003.21	34.00	1056.31
Basement Floor...	1034.71	0.00	25.16	0.00	164.21	703.34	703.34	0.00	407.80
Total	33298.03	87.69	191.17	4.84	841.02	22729.22	22729.22	187.00	1526.11



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Authority:	BBMP/Addl.Dir/JD NORTH/0324/15-16		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-2
Nature of Sanction:	New	Plot No Value:	28
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-II	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13151.99
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	13151.99
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	13151.99
MAX. PERMISSIBLE COVERAGE AREA	(50%)	6576.00
Proposed Coverage Area	(40.79%)	5365.03
Achieved Net coverage area	(40.79%)	5365.03
BALANCE COVERAGE AREA LEFT	(9.21%)	1210.97
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.75)	23015.99
ADDITIONAL FAR	-	-
Residential FAR		22729.22
Proposed FAR Area		22729.22
ACHIEVED NET FAR AREA	(1.73)	22729.22
BALANCE FAR AREA	(0.02)	286.77
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		33314.03

ARCH / ENGG / SUPERVISOR (Regd)

N. GANESH, B.E., FIV
Regd Unit No. F-0761, Near Dhobi Ghat Reg B.C.C.& L/3-06/ 3097/07-08
No. 472, 6th Cross, 8th Main, S. K. Nagar, BANGALORE - 560 027.

Ganesh N
BCC/BL-3.6/E-3097/07-08

OWNER

Smt Veena Hasmukh. Shah
#002, Adarsha Villa, #7, North Park Road,
Bengaluru - 560 001

OWNER'S NAME:

Veena hasmukh. shah

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:

Ganesh N
BCC/BL-3.6/E-3097/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RES)	Residential	Multi/Dwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	170	2337.5	3.ØT	2,8"93.74
Visitor's Car Parking	17	233.75	0	0.00
Total Car	187	2571.25	3.ØT	2,8"93.74
Two/Wheeler	-	225.75	0	0.00
Total Area	-	2805	-	2,7"3.7-40

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RES)	22729.22	22729.22	33298.03	187.00	1526.11
Total	22729.22	22729.22	33298.03	187.00	1526.11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.80 X 4.05 X 1	4.15	4.15
SECOND FLOOR	1.80 X 4.05 X 1	4.17	8.17
THIRD FLOOR	1.80 X 4.05 X 1	4.17	8.17
FOURTH FLOOR	1.80 X 3.85 X 1	4.16	8.16

III. NOC DETAILS:

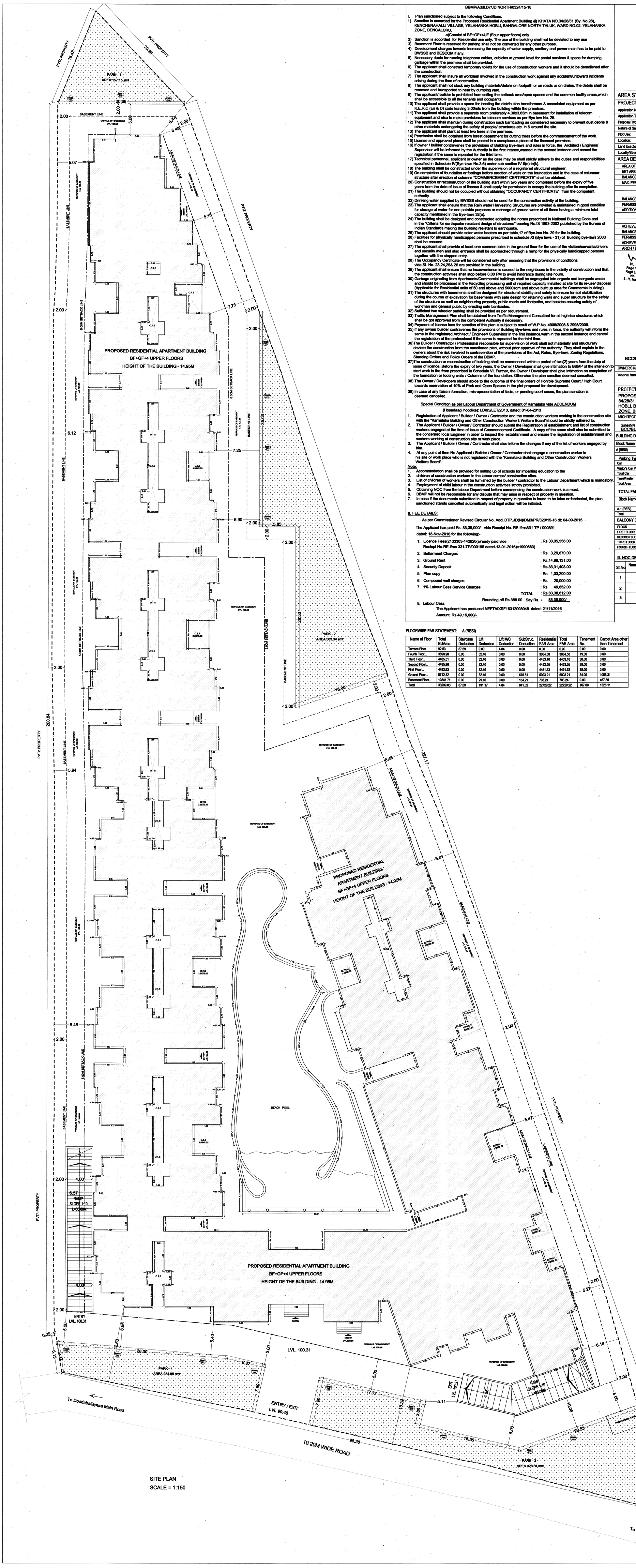
Sl.No	Name of the Statutory Department	Reference No & Date.	Conditions imposed
1	SEIAA	SEIAA/158/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	KSPCB	PCB/232/CHP/1500-03 Dated:28-04-2016	
3	BWSSB	[illegible]	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	591
D1	0.90	2.10	596
ED	1.10	2.10	133
MCD	1.80	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V1	1.00	0.60	314
KW	1.20	2.10	148
W1	1.80	2.10	589
W	2.40	2.10	08



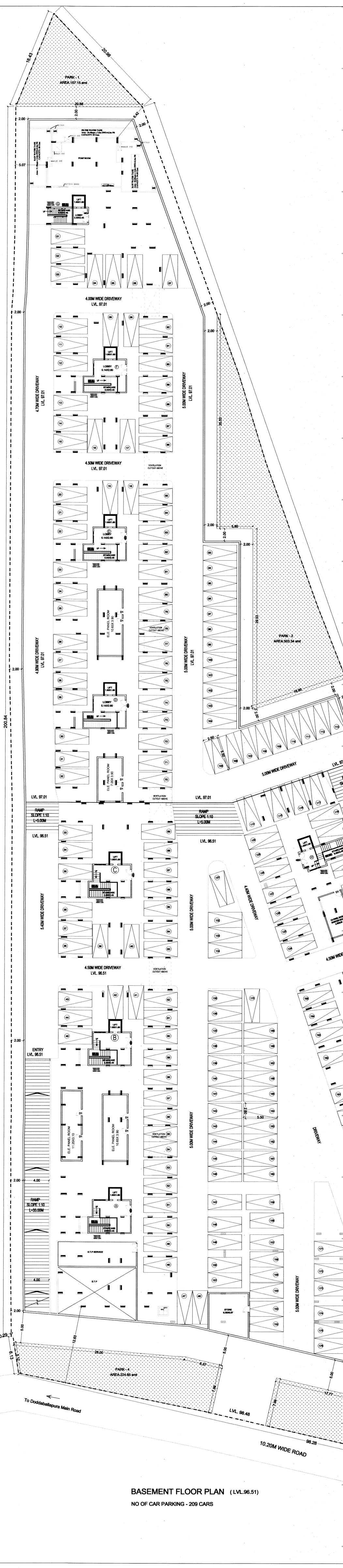
SITE PLAN

SCALE = 1:150

TITLE: SITE PLAN.

SCALE-1:150

Sheet - 01 of 09



BASEMENT FLOOR PLAN (LVL.96.51)

NO OF CAR PARKING - 209 CARS

BBMP/Addl.DirI/JD NORTH/0324/15-16

I. Plan sanctioned subject to the following Conditions:

1) Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

a)Consist of BF+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 use
3) Basement Floor is reserved for 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/unforeward 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 approved 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 (Ea & D) code leaving 3.00mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.30x3.60m in 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.
16) If owner / builder/ contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer/ Supervisor will be informed by the Authority in the first instance,warned in the second instance and cancel the registration if the same is repeated for the third time.
17) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-IV(Bye-laws No.3.8) under sub section IV-4(iv) b(ii).
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 after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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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.13 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-lea 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 man and also entrance shall be approached through a ramp for the physically handicapped persons together with the slapped 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.
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39) 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

(Howadagi hoodike): LD/95/LET/2/13, 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.
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Note:

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2. children of construction workers in the labour camps/ construction sites.
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4. Employment of child labour in the construction activities strictly prohibited.
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II. FEE DETAILS:

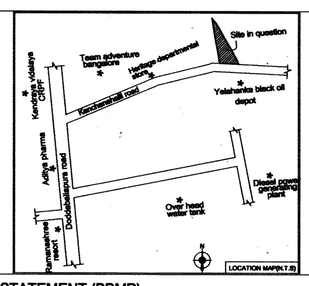
As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt: 04-09-2015

The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-ifms331-TP / 000391 dated: 18-Nov-2016 for the following:-

1.	Licence Fees(2133303-142620)already paid vide Receipt No.RE-ifms 331-TP/000198 dated-13-01-2016)=19906833)	: Rs.30,05,556.00
2.	Betterment Charges	: Rs. 3,29,670.00
3.	Ground Rent	: Rs.14,99,131.00
4.	Security Deposit	: Rs.33,31,403.00
5.	Plan copy	: Rs. 1,03,200.00
6.	Compound wall charges	: Rs. 20,000.00
7.	1% Labour Cess Service Charges	: Rs. 49,652.00
	TOTAL	: Rs.83,38,612.00
	Rounding off Rs.388.00 Say Rs. :	83,39,000/-
8.	Labour Cess The Applicant has produced NEFTAXSF16312090046 dated: 21/11/2016 Amount Rs.49,16,000/-	

FLOORWISE FAR STATEMENT: A (RES)

Name of Floor	Total BUAmts	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Sub/Strc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	92.53	87.69	0.00	4.84	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	3698.98	0.00	32.40	0.00	0.00	3664.58	3664.58	19.00	0.00
Third Floor...	4465.51	0.00	32.40	0.00	0.00	4433.10	4433.10	38.00	0.00
Second Floor...	4465.96	0.00	32.40	0.00	0.00	4433.55	4433.55	38.00	0.00
First Floor...	4493.93	0.00	32.40	0.00	0.00	4461.53	4461.53	38.00	0.00
Ground Floor...	5712.42	0.00	32.40	0.00	676.91	5003.21	5003.21	34.00	1058.31
Basement Floor...	10941.71	0.00	28.16	0.00	164.21	703.24	703.24	0.00	487.80
Total	33298.03	87.69	181.17	4.84	841.02	22728.22	22728.22	187.00	1526.11



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.DirI/JD NORTH/0324/15-16		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-2
Nature of Sanction:	New	Plot No Value:	28
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-II	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13151.99
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	13151.99
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	13151.99
MAX. PERMISSIBLE COVERAGE AREA	(50%)	6576.00
Proposed Coverage Area	(40.79%)	5365.03
Achieved Net coverage area	(40.79%)	5365.03
BALANCE COVERAGE AREA LEFT	(9.21%)	1210.97
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.75)	23015.98
ADDITIONAL FAR	-	-
Residential FAR		22729.22
Proposed FAR Area		22729.22
ACHIEVED NET FAR AREA	(1.73)	22729.22
BALANCE FAR AREA	(0.02)	286.77
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		33314.03

ARCH / ENGG / SUPERVISOR (Regd) | OWNER

Ganesh N
BCC/BL-3.6/E-3097/07-08

V. H. Shah
Smt Veena Hasmukh. Shah
#002, Adarsha Villa, #7, North Park Road,
Bengaluru - 560 001

OWNER'S NAME:
Veena hasmukh. shah

PROJECT DESCRIPTION:-
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:
Ganesh N
BCC/BL-3.6/E-3097/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RES)	Residential	Multi/Dwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	170	2337.5	209	3813.75
Visitor's Car Parking	17	233.75	0	0.00
Total Car	187	2571.25	209	3813.75
Two/Wheeler	-	233.75	0	0.00
Total Area	-	2805	-	5146.50

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUAmts	Tenement No.	Carpet Area other than Tenement
A-1 (RES)	22729.22	22729.22	33298.03	187.00	1526.11
Total:	22729.22	22729.22	33298.03	187.00	1526.11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 4.05 X 1	4.46	4.46
SECOND FLOOR	1.60 X 4.05 X 1	6.47	6.47
THIRD FLOOR	1.60 X 4.05 X 1	6.47	6.47
FOURTH FLOOR	1.60 X 3.85 X 1	6.16	6.16

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Reference No & Date.	Conditions imposed
1	SEIAA	SEIAA/K199/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	KSPCB	PCB/23B/CNP/115/003-03 Dated:28-04-2016	
3	BWSSB	SANKALPA/CONDITIONS/CONSENT/0/15736 Dated: 11.08.2017	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	39
D1	0.90	2.10	596
ED	1.10	2.10	133
MD2	1.80	2.10	51

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V1	1.05	0.90	314
KW	1.20	2.10	148
W1	1.80	2.10	599
W	2.40	2.10	98

14/09/2016
03/10/2016
01/12/2016
01/12/2016

(ಎಸ್.ಎಂ.ವೀರೇಶ್)
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಯಲಹಂಕ ಉಪವಿಭಾಗ

N

TITLE:
BASEMENT FLOOR PLAN.

SCALE-1:150

Sheet - 02 of 09

BBMP/Addl.Dir/JD NORTH/0324/15-16

I. Plan sanctioned subject to the following Conditions:

1) Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.34/29/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

a)Consist of BF+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 use
3) Basement Floor is reserved for 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 (Es & D) code leaving 3.00mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.30x3.65m in 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.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer/ Supervisor will be informed by the Authority in the first intance,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-IVB(bye-laws No.3.6) under sub section IV-6(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 after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain water Harvesting Structures are provided & maintained in good condition 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-laws 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 6.00 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 of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000sqm and above built up area for Commercial building).
31) 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.
32) Sufficient two wheeler parking shall be provided as per requirement.
33) Traffic Management Plan shall be obtained from Traffic Management Consultant for all Highrise structures which shall be got approved from the competent Authority if necessary.
34) Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
35) If any owner/ builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer/ Supervisor in the first instance,warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
36)The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
37)The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intension to start work in the from prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing walls / Columns of the foundation. Otherwise the plan sanction deemed cancelled.
38) The Owner / Developer should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Spaces in the plot proposed for development.
39) 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 (Hosedaag hoodike) LD/95/LET/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 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
2. children of construction workers in the labour camps/ construction sites.
3. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
4. Employment of child labour in the construction activities strictly prohibited.
5. Obtaining NOC from the labour Department before commencing the construction work is a must.
6. BBMP will not be responsible for any dispute that may arise in respect of property in question.
7. 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. FEE DETAILS:

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DMO/PR/320/15-16 dt: 04-09-2015

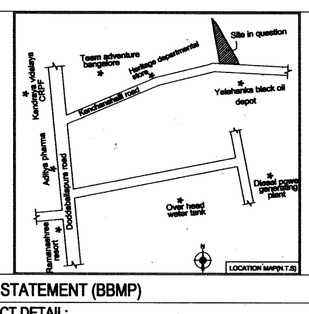
The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-ifms331-TP / 000391 dated: 18-Nov-2016 for the following:-

1.	Licence Fees(2133303-142620(already paid vide Receipt No.RE-ifms 331-TP/000195 dated-13-01-2016)=1990683)	: Rs.30,05,556.00
2.	Betterment Charges	: Rs. 3,29,670.00
3.	Ground Rent	: Rs.14,99,131.00
4.	Security Deposit	: Rs.33,31,403.00
5.	Plan copy	: Rs. 1,03,200.00
6.	Compound wall charges	: Rs. 20,000.00
7.	1% Labour Cess Service Charges	: Rs. 49,652.00
	TOTAL	: Rs.83,38,612.00
	Rounding off Rs.388.00	: Rs.83,39,000/-
8.	Labour Cess The Applicant has produced NEFTA/XSF16312093048 dated: 21/11/2016 Amount Rs.49,16,000/-	

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Reference No & Date.	Conditions imposed
1	SEIAA	SEIAA/155/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	KSPCB	PCB/233/CHP/15/0003-93 Dated:28-04-2016	
3	BWSSB	BWS/Q2/EIC/EIC2/NOC/2015-16 (CC-CE-W-WWP)-1353-24-06-16	

Date: 11/05/2017



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.DH/JD NORTH/0324/15-16		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-2
Nature of Sanction:	New	Plot No Value:	28
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13151.99
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	13151.99
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	13151.99
MAX. PERMISSIBLE COVERAGE AREA	(50%)	6576.00
Proposed Coverage Area	(40.79%)	5365.03
Achieved Net coverage area	(40.79%)	5365.03
BALANCE COVERAGE AREA	(9.21%)	1210.97
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.75)	23015.99
ADDITIONAL FAR	-	-
Residential FAR		22729.22
Proposed FAR Area		22729.22
ACHIEVED NET FAR AREA	(1.73)	22729.22
BALANCE FAR AREA	(0.02)	286.77
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		33314.03

ARCH / ENGG / SUPERVISOR (Regd) | OWNER

Ganesh N
BCC/BL-3.6/E-3097/07-08

Smt Veena Hasmukh, Shah
#002, Adarsha Villa, #7, North Park Road,
Bengaluru - 560 001

OWNER'S NAME:
Veena hasmukh. shah

PROJECT DESCRIPTION::
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 34/29/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:
Ganesh N
BCC/BL-3.6/E-3097/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RES)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	170	2337.5	2 ECS	2.5 ECS.15
Visitor's Car Parking	17	233.75	0	0.00
Total Car	187	2571.25	2 ECS	2.5 ECS.15
TwoWheeler	-	233.75	0	0.00
Total Area	-	2805		5 ECS.50

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RES)	22729.22	22729.22	33299.03	167.00	1526.11
Total:	22729.22	22729.22	33299.03	167.00	1526.11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 4.65 X 1	4.15	4.15
SECOND FLOOR	1.80 X 4.65 X 1	8.37	8.37
THIRD FLOOR	1.80 X 4.65 X 1	8.37	8.37
FOURTH FLOOR	1.80 X 3.85 X 1	6.16	6.16

FLOORWISE FAR STATEMENT: A (RES)

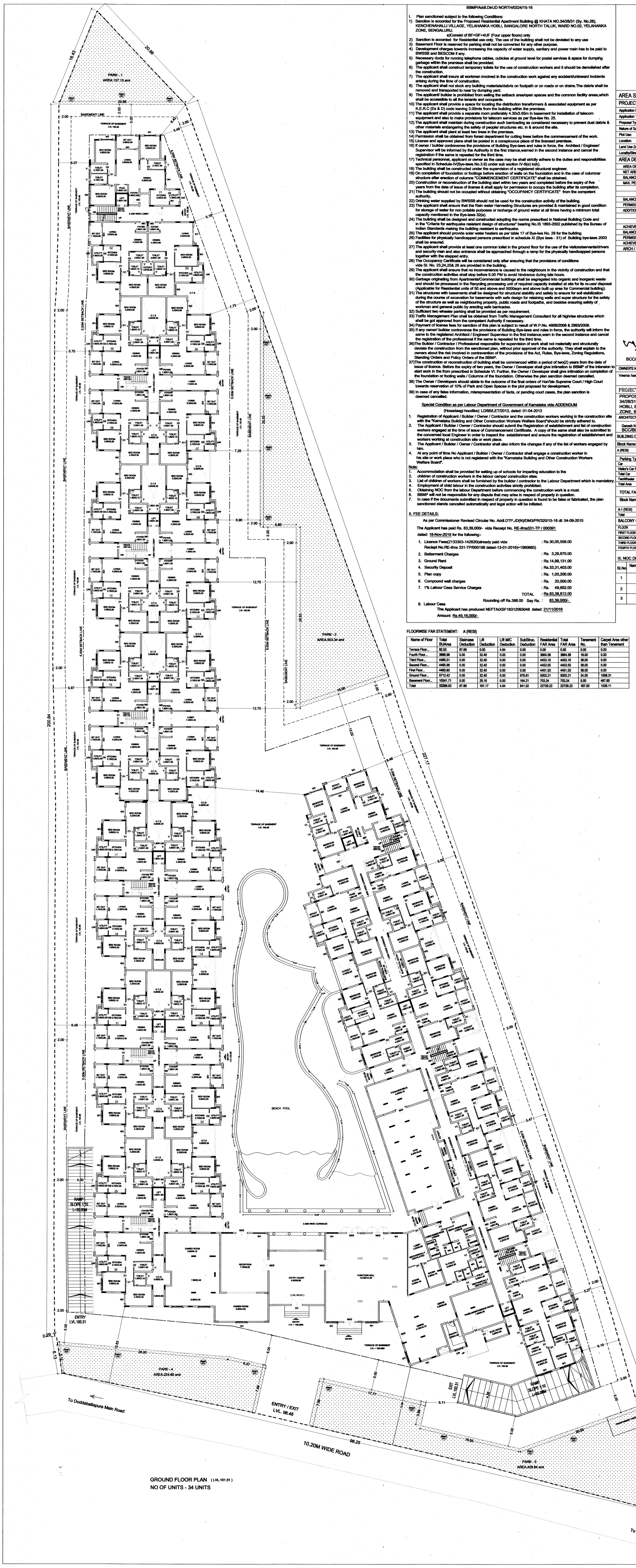
Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	SubStruc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	92.53	87.69	0.00	4.84	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	3698.98	0.00	32.40	0.00	0.00	3664.58	3664.58	19.00	0.00
Third Floor...	4485.51	0.00	32.40	0.00	0.00	4453.10	4453.10	38.00	0.00
Second Floor...	4485.98	0.00	32.40	0.00	0.00	4453.58	4453.58	38.00	0.00
First Floor...	4493.93	0.00	32.40	0.00	0.00	4461.53	4461.53	38.00	0.00
Ground Floor...	5712.42	0.00	32.40	0.00	676.81	5003.21	5003.21	34.00	1058.31
Basement Floor...	10341.71	0.00	29.16	0.00	164.21	703.24	703.24	0.00	467.80
Total :	33309.03	87.69	181.17	4.84	841.02	22728.22	22728.22	167.00	1526.11

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	391
D1	0.90	2.10	598
ED	1.10	2.10	133
MD2	1.80	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V1	1.00	0.85	314
KW	1.20	2.10	148
W1	1.80	2.10	589
W	2.40	2.10	08



GROUND FLOOR PLAN (LVL.101.51)
NO OF UNITS - 34 UNITS

TITLE:
GROUND
FLOOR
PLAN.

SCALE-1:150

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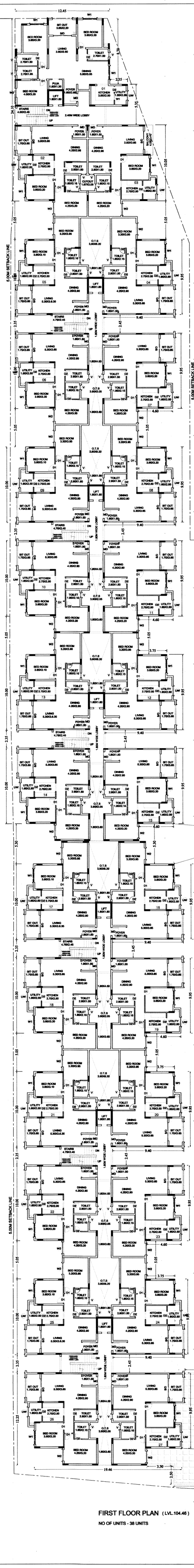
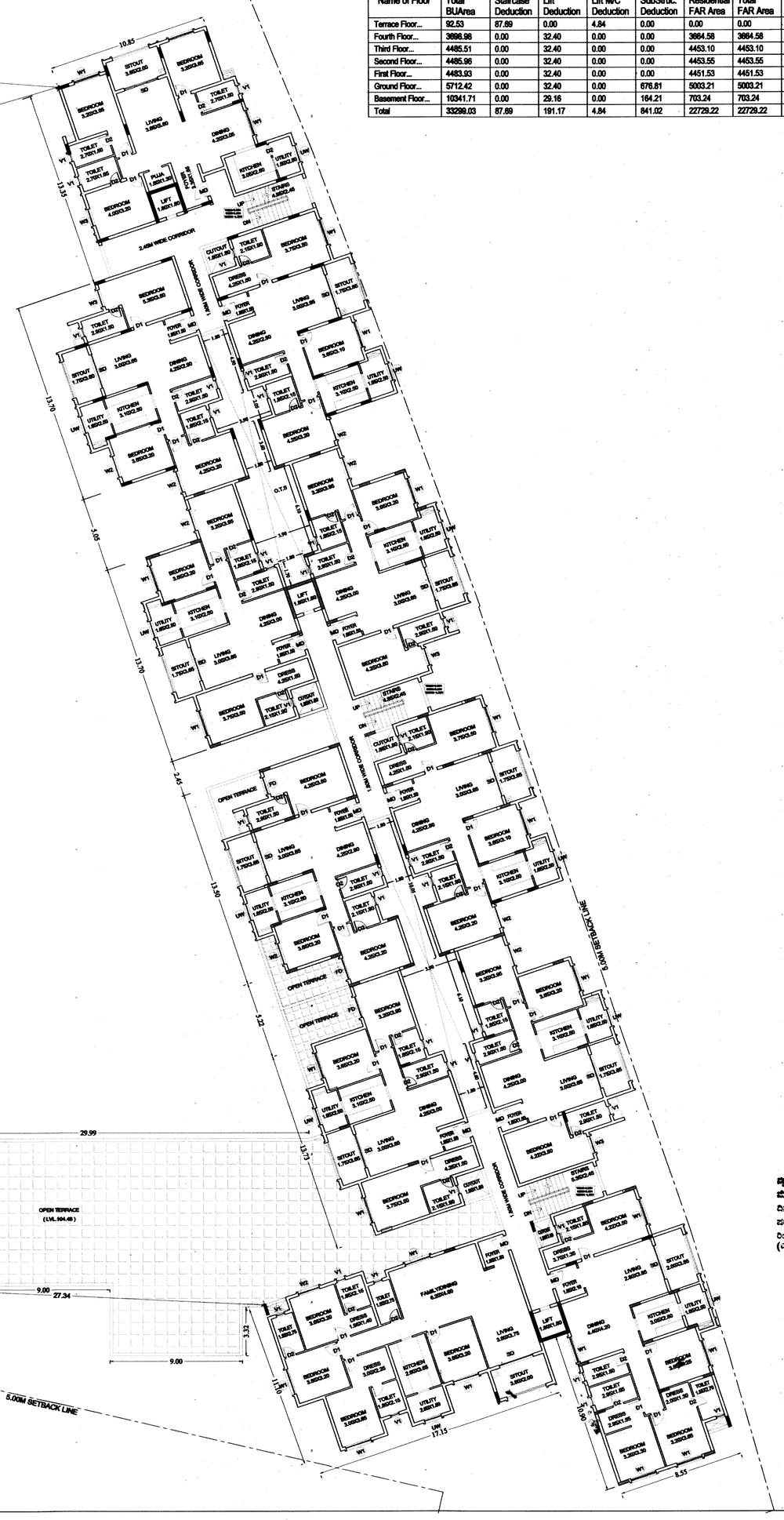




FIRST FLOOR PLAN (LVL.104.46)

NO OF UNITS - 38 UNITS

BBMP/Addl.Dir/JD NORTH/0324/15-16

I. Plan sanctioned subject to the following Conditions:

1) Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.
   a)Consist of BF+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 use
3) Basement Floor is reserved for 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 (Es & D) code leaving 3.00mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.30x3.65m in 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.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer/ Supervisor will be informed by the Authority in the first intance,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-laws No.3.6) under sub section IV-8(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 after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain water Harvesting Structures are provided & maintained in good condition 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-laws 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-lwa 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 6.00 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 of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000sqm and above built up area for Commercial building).
31) 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.
32) Sufficient two wheeler parking shall be provided as per requirement.
33) Traffic Management Plan shall be obtained from Traffic Management Consultant for all highrise structures which shall be got approved from the competent Authority if necessary.
34) Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
35) If any owner/ builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer/ Supervisor in the first instance,warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
36)The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
37)The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intension to start work in the from prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing walls / Columns of the foundation. Otherwise the plan sanction deemed cancelled.
38) The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Spaces in the plot proposed for development.
39) 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
(Hosadaagi hoodike): LD/95/LET/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 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
2. children of construction workers in the labour camps/ construction sites.
3. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
4. Employment of child labour in the construction activities strictly prohibited.
5. Obtaining NOC from the labour Department before commencing the construction work is a must.
6. BBMP will not be responsible for any dispute that may arise in respect of property in question.
7. 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. FEE DETAILS:

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt: 04-09-2015

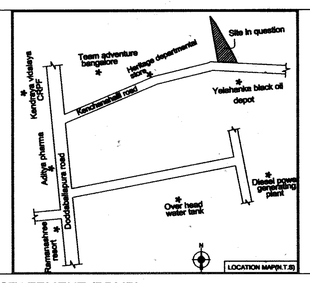
The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-lfms331-TP / 000391 dated: 18-Nov-2016 for the following:-

1.	Licence Fees(2133303-142620(already paid vide Reciept No.RE-lfms 331-TP/000198 dated-13-01-2016)=1990683)	: Rs.30,05,556.00
2.	Betterment Charges	: Rs. 3,29,670.00
3.	Ground Rent	: Rs.14,99,131.00
4.	Security Deposit	: Rs.33,31,403.00
5.	Plan copy	: Rs. 1,03,200.00
6.	Compound wall charges	: Rs. 20,000.00
7.	1% Labour Cess Service Charges	: Rs. 49,652.00
	TOTAL	: Rs.83,38,612.00
	Rounding off Rs.388.00 Say Rs. :	83,39,000/-
8.	Labour Cess	

The Applicant has produced NEFTAIXSF16312093048 dated: 21/11/2016
Amount Rs.49,16,000/-

FLOORWISE FAR STATEMENT: A (RESI)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	SubStruc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	92.53	87.69	0.00	4.84	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	3696.98	0.00	32.40	0.00	0.00	3664.58	3664.58	19.00	0.00
Third Floor...	4485.51	0.00	32.40	0.00	0.00	4453.10	4453.10	38.00	0.00
Second Floor...	4485.96	0.00	32.40	0.00	0.00	4453.55	4453.55	38.00	0.00
First Floor...	4483.93	0.00	32.40	0.00	0.00	4451.53	4451.53	38.00	0.00
Ground Floor...	5712.42	0.00	32.40	0.00	676.81	5003.21	5003.21	34.00	1058.31
Basement Floor...	10341.71	0.00	29.16	0.00	164.21	703.24	703.24	0.00	467.80
Total	33299.03	87.69	191.17	4.84	841.02	22729.22	22729.22	167.00	1526.11



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0324/15-16		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-2
Nature of Sanction:	New	Plot No Value:	28
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13151.99
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	13151.99
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	13151.99
MAX. PERMISSIBLE COVERAGE AREA	(50%)	6576.00
Proposed Coverage Area	(40.79%)	5365.03
Achieved Net coverage area	(40.79%)	5365.03
BALANCE COVERAGE AREA LEFT	(9.21%)	1210.97
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.75)	23015.99
ADDITIONAL FAR	-	-
Residential FAR		22729.22
Proposed FAR Area		22729.22
ACHIEVED NET FAR AREA	(1.73)	22729.22
BALANCE FAR AREA	(0.02)	286.77
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		33314.03

ARCH / ENGG / SUPERVISOR (Regd) | OWNER

Ganesh N
BCC/BL-3.6/E-3097/07-08

V.H. Shah

Smt Veena Hasmukh. Shah
#002, Adarsha Villa, #7, North Park Road,
Bengaluru - 560 001

OWNER'S NAME:
Veena hasmukh. shah

PROJECT DESCRIPTION::
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:
Ganesh N
BCC/BL-3.6/E-3097/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESI)	Residential	Multi Dwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	170	2337.5	209	2873.75
Visitor's Car Parking	17	233.75	0	0.00
Total Car	187	2571.25	209	2873.75
TwoWheeler	-	233.75	0	0.00
Total Area	-	2805	-	5747.50

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESI)	22729.22	22729.22	33299.03	167.00	1526.11
Total	22729.22	22729.22	33299.03	167.00	1526.11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 4.05 X 1	4.15	4.15
SECOND FLOOR	1.60 X 4.05 X 1	6.17	6.17
THIRD FLOOR	1.60 X 4.05 X 1	6.17	6.17
FOURTH FLOOR	1.60 X 3.85 X 1	6.16	6.16

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Referance No & Date.	Conditions imposed
1	SEIAA	SEIAAA/195/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	KSPCB	PCB/238/CNP/15/003-93 Dated:28-04-2016	
3	BWSSB	BWS/560/ELE/CE(P)/SE(M)-1/DCE(M)-1/TA(M)-1/5626/2016-17, DATED: 11/08/2017	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	591
D1	0.90	2.10	598
ED	1.10	2.10	133
MD2	1.80	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V1	1.00	0.80	314
KW	1.20	2.10	148
W1	1.80	2.10	599
W	2.40	2.10	08

14/09/2016
22/12/16
22/12/2016
22/12/2016

TITLE: FIRST FLOOR PLAN.

SCALE-1:150

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SECOND FLOOR PLAN (LVL.107.41)

NO OF UNITS - 38 UNITS

BBMP/Addl.Dir/JD NORTH/0324/15-16

I. Plan sanctioned subject to the following Conditions:

1) Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.
a)Consist of BF+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 use
3) Basement Floor is reserved for 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 (Es & D) code leaving 3.00mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.30x3.65m in 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.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer/ Supervisor will be informed by the Authority in the first intance,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-laws No.3.6) under sub section IV-8(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 after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain water Harvesting Structures are provided & maintained in good condition 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-laws 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-lwa 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 6.00 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 of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000sqm and above built up area for Commercial building).
31) 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.
32) Sufficient two wheeler parking shall be provided as per requirement.
33) Traffic Management Plan shall be obtained from Traffic Management Consultant for all highrise structures which shall be got approved from the competent Authority if necessary.
34) Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
35) If any owner/ builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer/ Supervisor in the first instance,warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
36)The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
37)The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intension to start work in the from prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing walls / Columns of the foundation. Otherwise the plan sanction deemed cancelled.
38) The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Spaces in the plot proposed for development.
39) 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
(Hosadaagi hoodike): LD/95/LET/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 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
2. children of construction workers in the labour camps/ construction sites.
3. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
4. Employment of child labour in the construction activities strictly prohibited.
5. Obtaining NOC from the labour Department before commencing the construction work is a must.
6. BBMP will not be responsible for any dispute that may arise in respect of property in question.
7. 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. FEE DETAILS:

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt: 04-09-2015

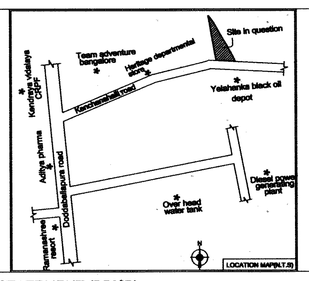
The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-ifms331-TP / 000391 dated: 18-Nov-2016 for the following:-

1.	Licence Fees(2133303-142620(already paid vide Reciept No.RE-ifms 331-TP/000198 dated-13-01-2016)=1990683)	: Rs.30,05,556.00
2.	Betterment Charges	: Rs. 3,29,670.00
3.	Ground Rent	: Rs.14,99,131.00
4.	Security Deposit	: Rs.33,31,403.00
5.	Plan copy	: Rs. 1,03,200.00
6.	Compound wall charges	: Rs. 20,000.00
7.	1% Labour Cess Service Charges	: Rs. 49,652.00
	TOTAL	: Rs.83,38,612.00
	Rounding off Rs.388.00 Say Rs. :	83,39,000/-
8.	Labour Cess	

The Applicant has produced NEFTAIXSF16312093048 dated: 21/11/2016
Amount Rs.49,16,000/-

FLOORWISE FAR STATEMENT: A (RESI)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	SubStruc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	92.53	87.69	0.00	4.84	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	3696.98	0.00	32.40	0.00	0.00	3664.58	3664.58	19.00	0.00
Third Floor...	4485.51	0.00	32.40	0.00	0.00	4453.10	4453.10	38.00	0.00
Second Floor...	4485.96	0.00	32.40	0.00	0.00	4453.55	4453.55	38.00	0.00
First Floor...	4483.93	0.00	32.40	0.00	0.00	4451.53	4451.53	38.00	0.00
Ground Floor...	5712.42	0.00	32.40	0.00	676.81	5003.21	5003.21	34.00	1058.31
Basement Floor...	10341.71	0.00	29.16	0.00	164.21	703.24	703.24	0.00	467.80
Total	33299.03	87.69	191.17	4.84	841.02	22729.22	22729.22	167.00	1526.11



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0324/15-16		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-2
Nature of Sanction:	New	Plot No Value:	28
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13151.99
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	13151.99
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	13151.99
MAX. PERMISSIBLE COVERAGE AREA	(50%)	6576.00
Proposed Coverage Area	(40.79%)	5365.03
Achieved Net coverage area	(40.79%)	5365.03
BALANCE COVERAGE AREA LEFT	(9.21%)	1210.97
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.75)	23015.99
ADDITIONAL FAR	-	-
Residential FAR		22729.22
Proposed FAR Area		22729.22
ACHIEVED NET FAR AREA	(1.73)	22729.22
BALANCE FAR AREA	(0.02)	286.77
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		33314.03

ARCH / ENGG / SUPERVISOR (Regd) OWNER

Ganesh N
BCC/BL-3.6/E-3097/07-08

V. H. Shah
Smt Veena Hasmukh. Shah
#002, Adarsha Villa, #7, North Park Road,
Bengaluru - 560 001

OWNER'S NAME:
Veena hasmukh. shah

PROJECT DESCRIPTION::
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:
Ganesh N
BCC/BL-3.6/E-3097/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESI)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	170	2387.5	209	2873.75
Visitor's Car Parking	17	233.75	0	0.00
Total Car	187	2571.25	209	2873.75
TwoWheeler	-	233.75	0	0.00
Total Area	-	2805	-	5745.50

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESI)	22729.22	22729.22	33299.03	167.00	1526.11
Total	22729.22	22729.22	33299.03	167.00	1526.11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 4.05 X 1	4.15	4.15
SECOND FLOOR	1.60 X 4.05 X 1	6.17	6.17
THIRD FLOOR	1.60 X 4.05 X 1	6.17	6.17
FOURTH FLOOR	1.60 X 3.85 X 1	6.16	6.16

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Referance No & Date.	Conditions imposed
1	SEIAA	SEIAAA/195/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	KSPCB	PCB/238/CNP/15/003-93 Dated:26-04-2016	
3	BWSSB	BWSSB/EIC/CE(W&QC(N)-1)/DCE(N)-1/TAC(N)-1/5634/2016-17, DATED: 11/08/2017	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	591
D1	0.90	2.10	596
ED	1.10	2.10	133
MD2	1.80	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V1	1.00	0.60	314
KW	1.20	2.10	148
W1	1.80	2.10	599
W	2.40	2.10	08

ಸ್ವೀಕೃತಿ ಮತ್ತು ಷರತ್ತುಗಳು ಅನ್ವಯ ಆಯುಕ್ತರು
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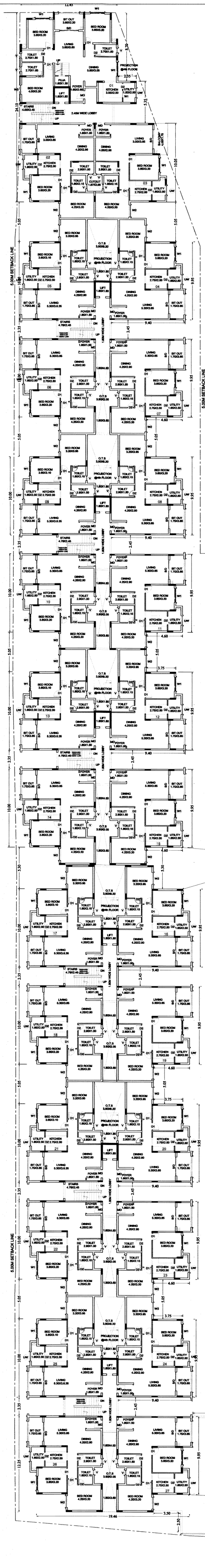
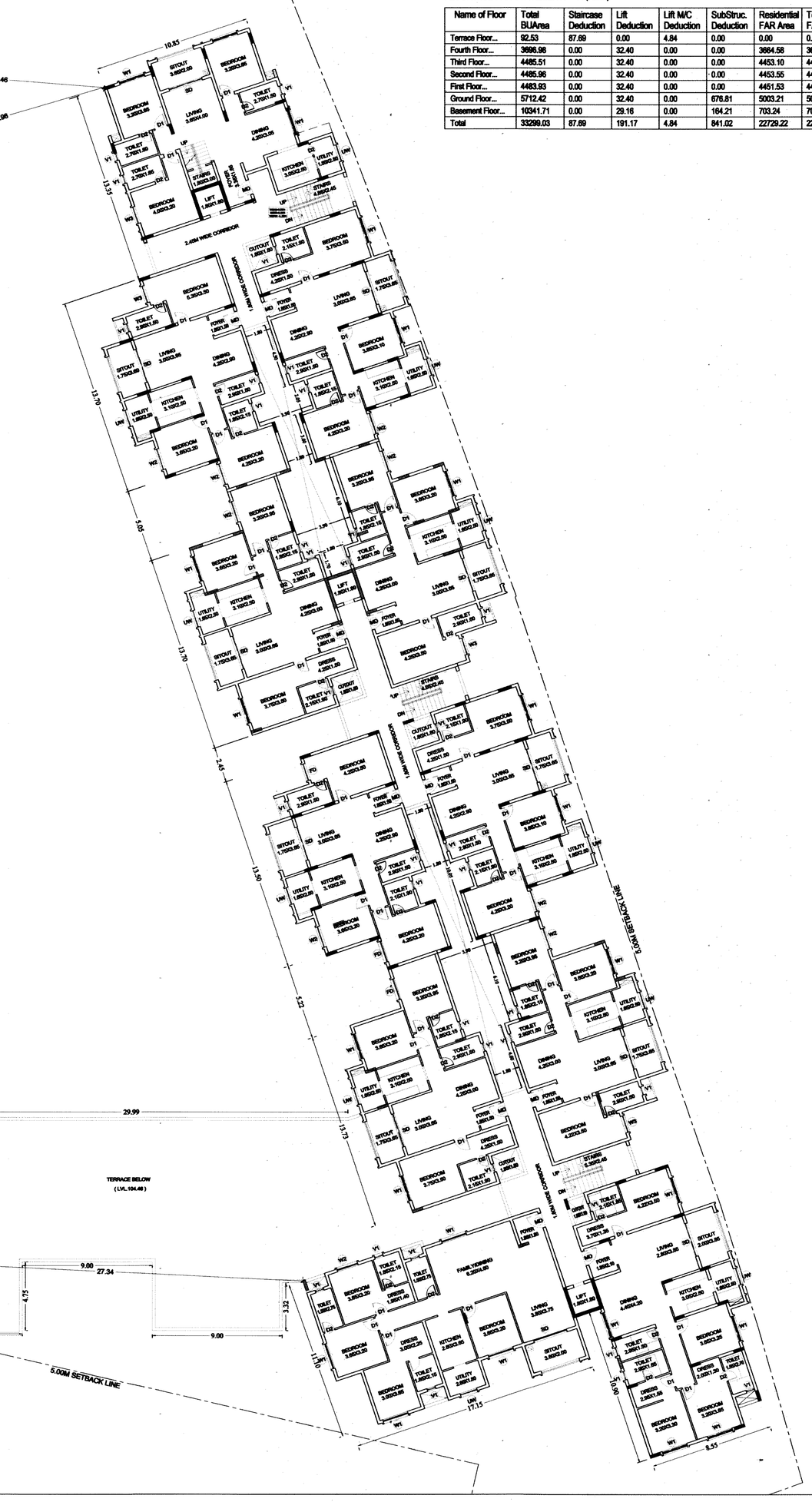
(ಅಂತಿಮ ಮಂಜೂರಾತಿ ಷರತ್ತುಗಳು)

TITLE: SECOND FLOOR PLAN.

SCALE-1:150

Sheet - 05 of 09





THIRD FLOOR PLAN

NO OF UNITS - 38 UNITS

BBMP/Addl.Dir/JD NORTH/0324/15-16

I. Plan sanctioned subject to the following Conditions:

1) Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.
   a)Consist of BF+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 use
3) Basement Floor is reserved for 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 (Es & D) code leaving 3.00mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.30x3.65m in 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.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer/ Supervisor will be informed by the Authority in the first intance,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-laws No.3.6) under sub section IV-8(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 after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain water Harvesting Structures are provided & maintained in good condition 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-laws 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-lwa 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 6.00 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 of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000sqm and above built up area for Commercial building).
31) 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.
32) Sufficient two wheeler parking shall be provided as per requirement.
33) Traffic Management Plan shall be obtained from Traffic Management Consultant for all highrise structures which shall be got approved from the competent Authority if necessary.
34) Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
35) If any owner/ builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer/ Supervisor in the first instance,warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
36) The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
37) The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intension to start work in the from prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing walls / Columns of the foundation. Otherwise the plan sanction deemed cancelled.
38) The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Spaces in the plot proposed for development.
39) 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

(Hosadaagi hoodike): LD/95/LET/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 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
2. children of construction workers in the labour camps/ construction sites.
3. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
4. Employment of child labour in the construction activities strictly prohibited.
5. Obtaining NOC from the labour Department before commencing the construction work is a must.
6. BBMP will not be responsible for any dispute that may arise in respect of property in question.
7. 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. FEE DETAILS:

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt: 04-09-2015

The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-ifms331-TP / 000391

dated: 18-Nov-2016 for the following:-

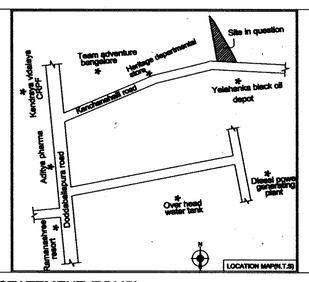
1.	Licence Fees(2133303-142620(already paid vide Reciept No.RE-ifms 331-TP/000198 dated-13-01-2016)=1990683)	: Rs.30,05,556.00
2.	Betterment Charges	: Rs. 3,29,670.00
3.	Ground Rent	: Rs.14,99,131.00
4.	Security Deposit	: Rs.33,31,403.00
5.	Plan copy	: Rs. 1,03,200.00
6.	Compound wall charges	: Rs. 20,000.00
7.	1% Labour Cess Service Charges	: Rs. 49,652.00
	TOTAL	: Rs.83,38,612.00
	Rounding off Rs.388.00 Say Rs.	: 83,39,000/-
8.	Labour Cess	

The Applicant has produced NEFTAIXSF16312093048 dated: 21/11/2016

Amount Rs.49,16,000/-

FLOORWISE FAR STATEMENT: A (RESI)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	SubStruc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	92.53	87.69	0.00	4.84	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	3696.96	0.00	32.40	0.00	0.00	3664.56	3664.56	19.00	0.00
Third Floor...	4485.51	0.00	32.40	0.00	0.00	4453.10	4453.10	38.00	0.00
Second Floor...	4485.96	0.00	32.40	0.00	0.00	4453.55	4453.55	38.00	0.00
First Floor...	4483.93	0.00	32.40	0.00	0.00	4451.53	4451.53	38.00	0.00
Ground Floor...	5712.42	0.00	32.40	0.00	676.81	5003.21	5003.21	34.00	1058.31
Basement Floor...	10341.71	0.00	29.16	0.00	164.21	703.24	703.24	0.00	467.80
Total	33299.03	87.69	191.17	4.84	841.02	22729.22	22729.22	167.00	1526.11



AREA STATEMENT (BBMP)			
PROJECT DETAIL:			
Application No.:	BBMP/Addl.Dir/JD NORTH/0324/15-16		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-2
Nature of Sanction:	New	Plot No Value:	28
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13151.99
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	13151.99
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	13151.99
MAX. PERMISSIBLE COVERAGE AREA	(50%)	6576.00
Proposed Coverage Area	(40.79%)	5365.03
Achieved Net coverage area	(40.79%)	5365.03
BALANCE COVERAGE AREA LEFT	(9.21%)	1210.97
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.75)	23015.99
ADDITIONAL FAR	-	-
Residential FAR		22729.22
Proposed FAR Area		22729.22
ACHIEVED NET FAR AREA	(1.73)	22729.22
BALANCE FAR AREA	(0.02)	286.77
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		33314.03

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Ganesh N BCC/BL-3.6/E-3097/07-08	V.H. Shah Smt Veena Hasmukh. Shah #002, Adarsha Villa, #7, North Park Road, Bengaluru - 560 001

OWNER'S NAME:

Veena hasmukh. shah

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:

Ganesh N
BCC/BL-3.6/E-3097/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESI)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	170	2337.5	209	2873.75
Visitor's Car Parking	17	233.75	0	0.00
Total Car	187	2571.25	209	2873.75
TwoWheeler	-	233.75	0	0.00
Total Area	-	2805	-	5747.50

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESI)	22729.22	22729.22	33299.03	167.00	1526.11
Total	22729.22	22729.22	33299.03	167.00	1526.11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 4.05 X 1	4.15	4.15
SECOND FLOOR	1.60 X 4.05 X 1	6.17	6.17
THIRD FLOOR	1.60 X 4.05 X 1	6.17	6.17
FOURTH FLOOR	1.60 X 3.85 X 1	6.16	6.16

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Referance No & Date.	Conditions imposed
1	SEIAA	SEIAAA/195/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	KSPCB	PCB/238/CNP/15/003-93 Dated:28-04-2016	
3	BWSSB	BWSSB/EIC1CE(M)/AEE(M)-1/DCE(M)-II/TA(M)-1/5236/2016-17, Dated: 11/08/2017	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	591
D1	0.90	2.10	596
ED	1.10	2.10	133
MD2	1.80	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V1	1.00	0.60	314
KW	1.20	2.10	148
W1	1.80	2.10	599
W	2.40	2.10	06

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ (ಕೇಂದ್ರ ಕಛೇರಿ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

TITLE: THIRD FLOOR PLAN.

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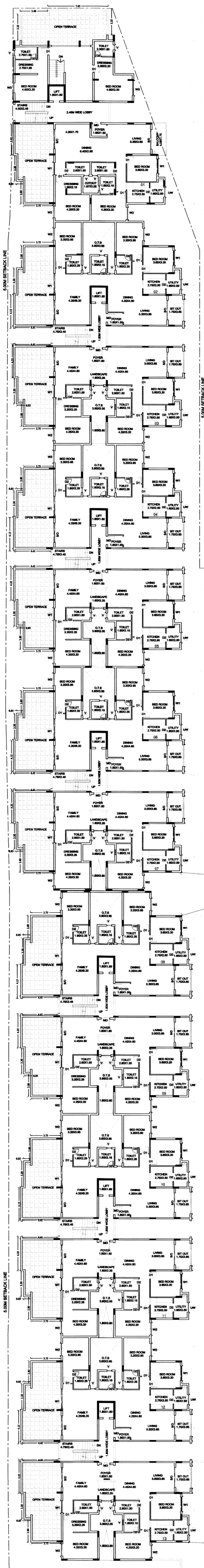
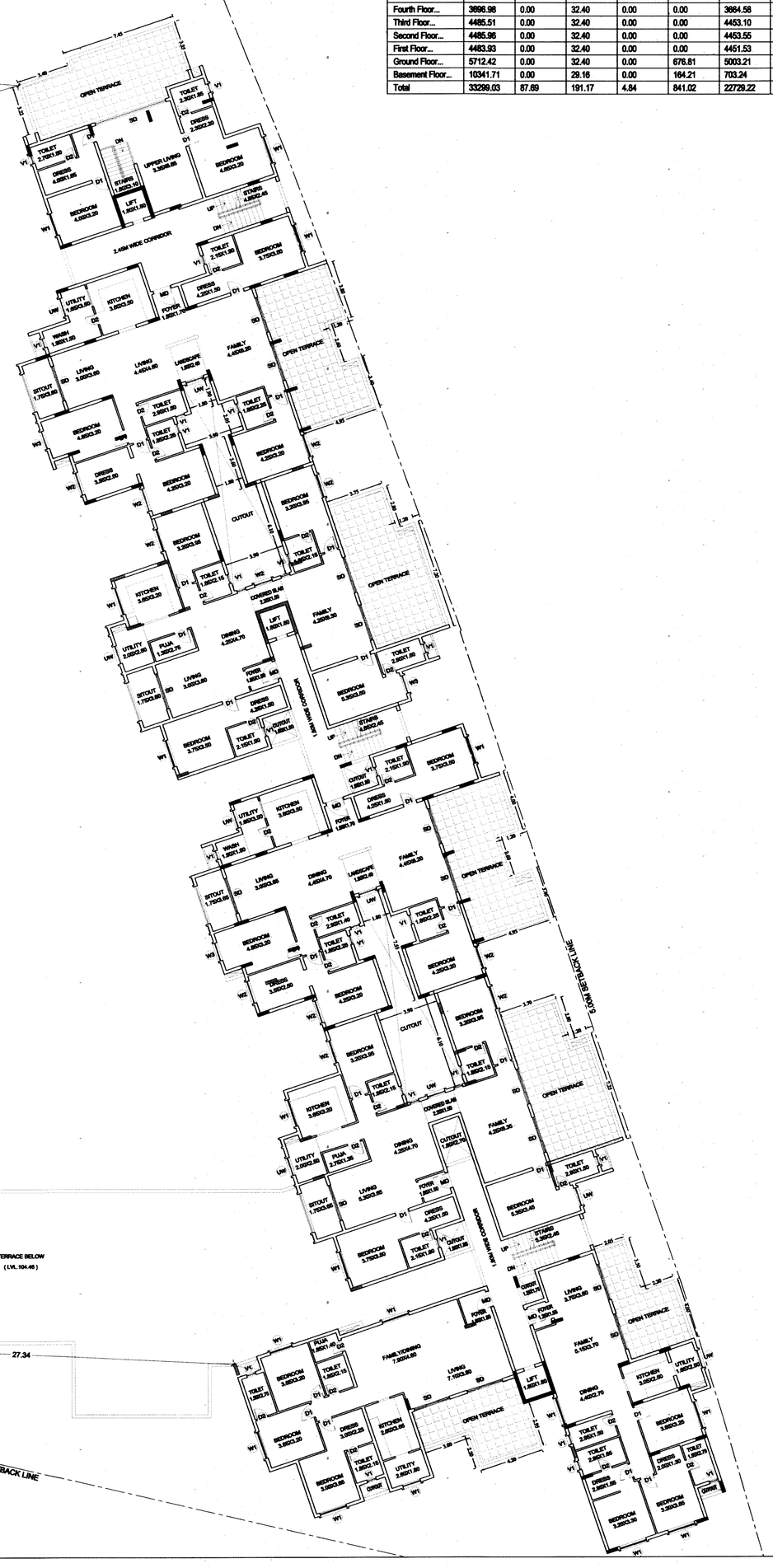
Sheet - 06 of 09



FOURTH FLOOR PLAN

NO OF UNITS - 19 UNITS



BBMP/Addl.Dir/JD NORTH/0324/15-16

I. Plan sanctioned subject to the following Conditions:

1) Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.
   a)Consist of BF+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 use
3) Basement Floor is reserved for 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 (Es & D) code leaving 3.00mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.30x3.65m in 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.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer/ Supervisor will be informed by the Authority in the first intance,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-laws No.3.6) under sub section IV-8(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 after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain water Harvesting Structures are provided & maintained in good condition 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-laws 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-lwa 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.
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(Hosadaagi hoodike): LD/95/LET/2013, dated: 01-04-2013

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Note:

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3. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
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As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt: 04-09-2015

The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-ifms331-TP / 000391 dated: 18-Nov-2016 for the following:-

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6.	Compound wall charges	: Rs. 20,000.00
7.	1% Labour Cess Service Charges	: Rs. 49,652.00
	TOTAL	: Rs.83,38,612.00
	Rounding off Rs.388.00 Say Rs. :	83,39,000/-
8.	Labour Cess	

The Applicant has produced NEFTAIXSF16312093048 dated: 21/11/2016

Amount Rs.49,16,000/-

FLOORWISE FAR STATEMENT: A (RESI)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	SubStruc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
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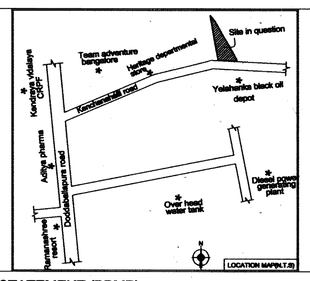

AREA STATEMENT (BBMP)			
PROJECT DETAIL:			
Application No.:	BBMP/Addl.Dir/JD NORTH/0324/15-16		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-2
Nature of Sanction:	New	Plot No Value:	28
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13151.99
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	13151.99
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Proposed FAR Area		22729.22
ACHIEVED NET FAR AREA	(1.73)	22729.22
BALANCE FAR AREA	(0.02)	286.77
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		33314.03

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Ganesh N BCC/BL-3.6/E-3097/07-08	V. H. Shah Smt Veena Hasmukh. Shah #002, Adarsha Villa, #7, North Park Road, Bengaluru - 560 001

OWNER'S NAME:

Veena hasmukh. shah

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:

Ganesh N
BCC/BL-3.6/E-3097/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
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Total	22729.22	22729.22	33299.03	167.00	1526.11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
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SECOND FLOOR	1.60 X 4.05 X 1	6.17	6.17
THIRD FLOOR	1.60 X 4.05 X 1	6.17	6.17
FOURTH FLOOR	1.60 X 3.85 X 1	6.16	6.16

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Referance No & Date.	Conditions imposed
1	SEIAA	SEIAAA/195/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	KSPCB	PCB/238/CNP/15/003-93 Dated:28-04-2016	
3	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-1/DCE(M)-II/FA(M)-1/55361/2016-17 Dated: 11/08/2017	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	591
D1	0.90	2.10	596
ED	1.10	2.10	133
MD2	1.80	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V1	1.00	0.60	314
KW	1.20	2.10	148
W1	1.60	2.10	599
W	2.40	2.10	08

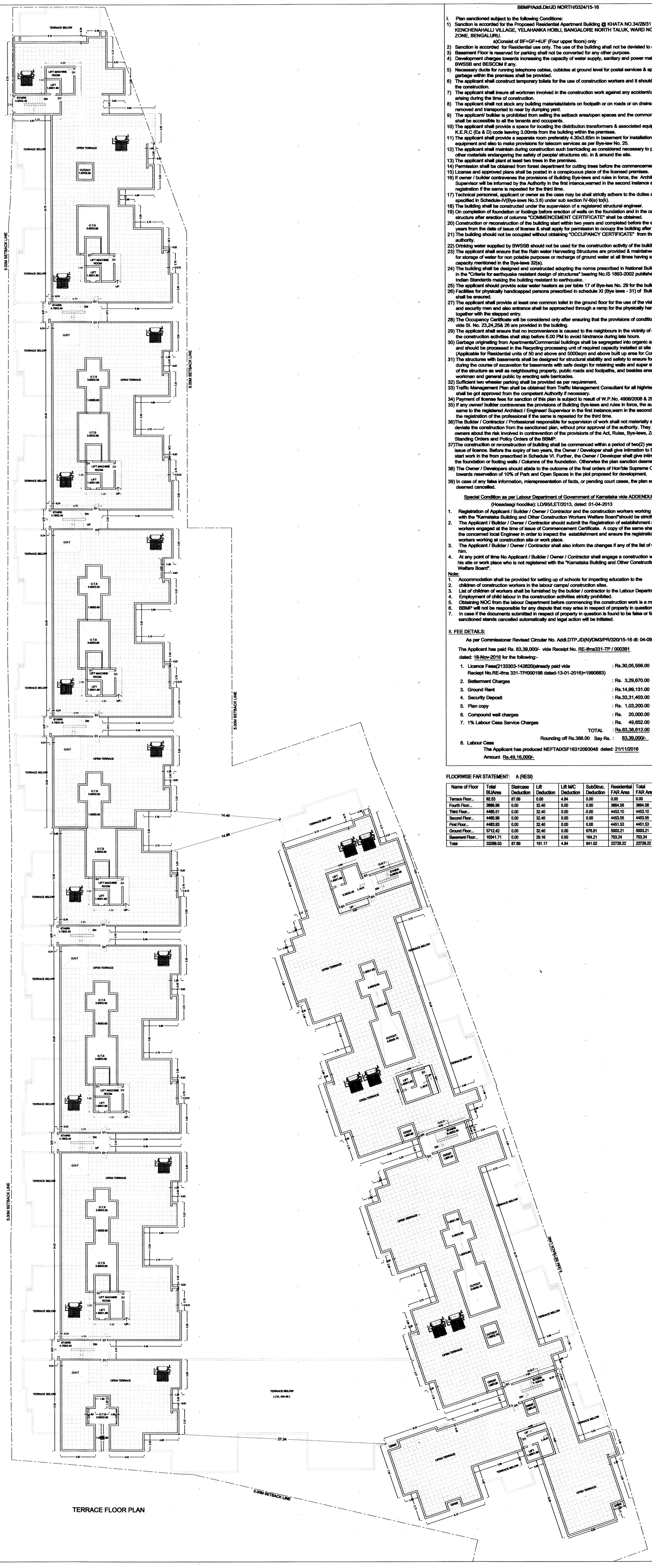
14/09/2016
02/12/16
02/12/2016
02/12/2016

N

TITLE: FOURTH FLOOR PLAN.

SCALE-1:150

Sheet - 07 of 09



TERRACE FLOOR PLAN

BBMP/Addl.Dir/JD NORTH/0324/15-16

I. Plan sanctioned subject to the following Conditions:

1) Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.
a)Consist of BF+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 use
3) Basement Floor is reserved for 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 (Es & D) code leaving 3.00mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.30x3.65m in 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.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer/ Supervisor will be informed by the Authority in the first intance,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-laws No.3.6) under sub section IV-8(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 after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain water Harvesting Structures are provided & maintained in good condition 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-laws 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-lwa 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 6.00 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 of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000sqm and above built up area for Commercial building).
31) 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.
32) Sufficient two wheeler parking shall be provided as per requirement.
33) Traffic Management Plan shall be obtained from Traffic Management Consultant for all highrise structures which shall be got approved from the competent Authority if necessary.
34) Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
35) If any owner/ builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer/ Supervisor in the first instance,warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
36)The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisioris of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
37)The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intension to start work in the from prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing walls / Columns of the foundation. Otherwise the plan sanction deemed cancelled.
38) The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Spaces in the plot proposed for development.
39) 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
(Hosadaagi hoodike): LD/95/LET/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 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
2. children of construction workers in the labour camps/ construction sites.
3. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
4. Employment of child labour in the construction activities strictly prohibited.
5. Obtaining NOC from the labour Department before commencing the construction work is a must.
6. BBMP will not be responsible for any dispute that may arise in respect of property in question.
7. 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. FEE DETAILS:

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt: 04-09-2015

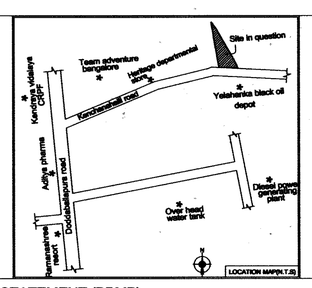
The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-ifms331-TP / 000391 dated: 18-Nov-2016 for the following:-

1.	Licence Fees(2133303-142620(already paid vide Reciept No.RE-ifms 331-TP/000198 dated-13-01-2016)=1990683)	: Rs.30,05,556.00
2.	Betterment Charges	: Rs. 3,29,670.00
3.	Ground Rent	: Rs.14,99,131.00
4.	Security Deposit	: Rs.33,31,403.00
5.	Plan copy	: Rs. 1,03,200.00
6.	Compound wall charges	: Rs. 20,000.00
7.	1% Labour Cess Service Charges	: Rs. 49,652.00
	TOTAL	: Rs.83,38,612.00
	Rounding off Rs.388.00 Say Rs.	: 83,39,000/-
8.	Labour Cess	

The Applicant has produced NEFTAIXSF16312093048 dated: 21/11/2016
Amount Rs.49,16,000/-

FLOORWISE FAR STATEMENT: A (RESI)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	SubStruc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	92.53	87.69	0.00	4.84	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	3696.98	0.00	32.40	0.00	0.00	3664.58	3664.58	19.00	0.00
Third Floor...	4485.51	0.00	32.40	0.00	4.00	4453.10	4453.10	38.00	0.00
Second Floor...	4485.96	0.00	32.40	0.00	0.00	4453.55	4453.55	38.00	0.00
First Floor...	4483.93	0.00	32.40	0.00	0.00	4451.53	4451.53	38.00	0.00
Ground Floor...	5712.42	0.00	32.40	0.00	676.81	5003.21	5003.21	34.00	1058.31
Basement Floor...	10341.71	0.00	29.16	0.00	164.21	703.24	703.24	0.00	467.80
Total	33299.03	87.69	191.17	4.84	841.02	22729.22	22729.22	167.00	1526.11



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0324/15-16		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-2
Nature of Sanction:	New	Plot No Value:	28
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13151.99
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	13151.99
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	13151.99
MAX. PERMISSIBLE COVERAGE AREA	(50%)	6576.00
Proposed Coverage Area	(40.79%)	5365.03
Achieved Net coverage area	(40.79%)	5365.03
BALANCE COVERAGE AREA LEFT	(9.21%)	1210.97
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.75)	23015.99
ADDITIONAL FAR	-	-
Residential FAR		22729.22
Proposed FAR Area		22729.22
ACHIEVED NET FAR AREA	(1.73)	22729.22
BALANCE FAR AREA	(0.02)	286.77
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		33314.03

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Ganesh N BCC/BL-3.6/E-3097/07-08	V. H. Shah Smt Veena Hasmukh. Shah #002, Adarsha Villa, #7, North Park Road, Bengaluru - 560 001

OWNER'S NAME:
Veena hasmukh. shah

PROJECT DESCRIPTION::
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:
Ganesh N
BCC/BL-3.6/E-3097/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESI)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	170	2337.5	209	2873.75
Visitor's Car Parking	17	233.75	0	0.00
Total Car	187	2571.25	209	2873.75
TwoWheeler	-	233.75	0	0.00
Total Area	-	2805	-	5747.50

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESI)	22729.22	22729.22	33299.03	167.00	1526.11
Total	22729.22	22729.22	33299.03	167.00	1526.11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 4.05 X 1	4.15	4.15
SECOND FLOOR	1.60 X 4.05 X 1	6.17	6.17
THIRD FLOOR	1.60 X 4.05 X 1	6.17	6.17
FOURTH FLOOR	1.60 X 3.85 X 1	6.16	6.16

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Referance No & Date.	Conditions imposed
1	SEIAA	SEIAA/195/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	KSPCB	PCB/238/CNP/15/003-93 Dated:28-04-2016	
3	BWSSB	BWSSB/EIC(E.E(M)/ACE(M)-1/DCE(M)-1/TA(M)-1/55336/2016-17 Dated 31/08/2017	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	591
D1	0.90	2.10	596
ED	1.10	2.10	133
MD2	1.80	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V1	1.00	0.60	314
KW	1.20	2.10	148
W1	1.80	2.10	599
W	2.40	2.10	08

ಕಟ್ಟಡ ಮಾಲೀಕರಾದವರು ಮೂಲ ಅಂಚುಪಟ್ಟಿಯ ಅಳತೆಯನ್ನು ಕಂದಾಯ ದಿನಾಂಕ: 14/09/2016
ಮೇರೆಗೆ ಪಟ್ಟಿಯಲ್ಲಿ ತೋರಿಸಿರುವುದು ಸರಿಯಾಗಿದೆ. ದಿನಾಂಕ: 02/12/16
ಪರಿಶೀಲಿಸಿದೆ. ದಿನಾಂಕ: 02/12/16
(ಅಧಿಕೃತ ಸಹಿದಾರರ ಅಂಚುಪಟ್ಟಿಯ ಸಂಖ್ಯೆ)

ಸಂಬಂಧಿಸಿದಂತೆ (ಕಂದಾಯ ಮೇಲಾಧಿಕಾರಿ-ಅಂಚುಪಟ್ಟಿ) ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

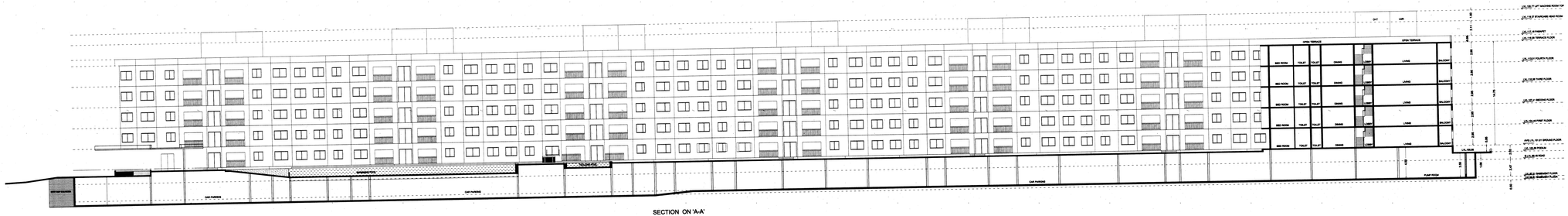
N

TITLE: TERRACE FLOOR PLAN.

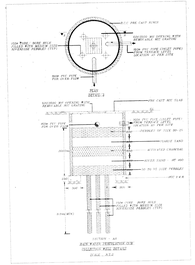
SCALE-1:150

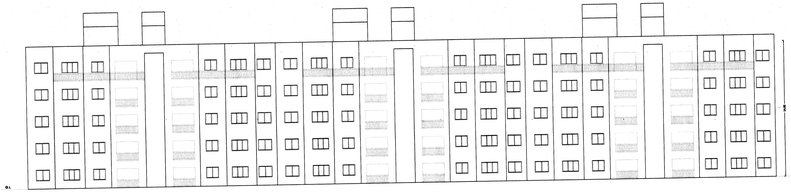
Sheet - 08 of 09

BBMP/Ad.Dn/JD NORTH/0324/15-16



SECTION ON 'A-A'





ELEVATION

I. Plan sanctioned subject to the following Conditions:

1) Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.34/329/31 (By No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.
   Consist of BF+GF+UF+F (Four upper floors) only
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use
3) Basement Floor is reserved for 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/unforeseen incidents taking 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 separate room for housing the distribution transformers & associated equipment as per K.E.R.C (Ele & D) code and a separate room preferably 4.30x3.85m in basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 20.
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) Licenses and approved plans shall be posted in conspicuous place of the licensed premises.
15) Licence and approved plans shall be produced on demand of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor shall 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-laws No.3.8) under sub section 7(-6(e) 9(x).
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 site and in the case of columnar structure after erection of columns, the Owner / Developer shall intimate to the Authority and shall be obtained.
20) Construction or reconstruction of buildings should be completed within two years and completed before the expiry of five years from the date of issue of licence & shall apply for permission to occupy the building after its completion.
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 condition 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-laws 32(a).
24) The building shall be constructed adopting the norms prescribed in National Building Code and in the building 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/others and security man and also entrance shall be approached through a ramp for the physically handicapped persons together with the stepped-way.
28) Adequate drainage facilities shall be considered only after ensuring that the provisions of conditions vide Sr. 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 6.00 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 of required capacity installed in the premises or nearby for its reuse/ disposal (Applicable for Residential units of 50 and above and 5000sq.m and above built up area for Commercial building).
31) The structures will be designed by a Structural Engineer 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 workmen and general public by erecting safe barricades.
32) Sufficient two wheeler parking shall be provided as per requirement.
33) Traffic Management Plan shall be obtained from Traffic Management Consultant for all highrise structures which shall be got approved from the competent Authority if necessary.
34) Payment of licence fees for sanction of this plan is subject to the result of W.P.No. 4808/2008 & 2993/2008.
35) If any owner/ builder contravene the provisions of Building Bye-laws and rules in force, the authority will inform the the registration of the professional if the same is repeated for the third time,warn in the second instance and cancel
36)The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
37)The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of licence. Before commencement of the work, the Owner / Developer shall give intimation to BBMP of the intension to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing walls / Columns of the foundation. Otherwise the plan sanction deemed cancelled.
38) The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court. towards reservation of 10% of Park and Open Spaces in the plot proposed for development.
39) 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
(Vide/Ref. hoobla) LD/95/LET/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" is mandatory before the work is allowed to.
2. The Applicant / Builder / Owner / Contractor should submit a list of establishment and list of construction workers engaged at the time of seeking Labour Department Certificate. A copy of the same shall also be submitted to the concerned local Engineer. It is similar to inspect the establishment and ensure the registration of establishment and the registration of 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
2. children of construction workers in the labour camps/ construction sites.
3. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
4. Employment of child labour in the construction activities strictly prohibited.
5. Obtaining NOC from the labour Department before commencing the construction work is a must.
6. BBMP will not be responsible for any dispute that may arise in respect of property in question.
7. 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. FEE DETAILS:

As per Commissioner Revised Circular No. Ad65.DTP.JD(N)CM35/PR30/2015-16 dt: 04-09-2015

The Applicant has paid Rs. 63,36,000/- vide Receipt No. RE-the331-17/ (0003861
dated: 18-Nov-2016 for the following:-

1. Licence Fees(2133305-142600)already paid vide Receipt No.RE-the. 331-170001/08 dated-13-01-2016(+1900863)	: Rs.30,08,506.00
2. Betterment Charges	: Rs. 3,29,870.00
3. Ground Rent	: Rs.14,98,131.00
4. Security Deposit	: Rs.33,31,403.00
5. Plan copy	: Rs. 1,03,200.00
6. Compound well charges	: Rs. 20,000.00
7. 1% Labour Cess Service Charges	: Rs. 49,862.00
	TOTAL : Rs.83,36,812.00
Rounding off Rs.388.00	Say Rs. : 83,36,000/-

8. Labour Cess
The Applicant has produced NEFT/AXSBF16512060046 dated: 21/11/2016
Amount Rs.49,16,000/-

FLOORWISE FAR STATEMENT: A (RES)

Name of Floor	Total BuArea	Staircase Deduction	Lift Deduction	LIft M/C Deduction	Ducting Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor	22.23	07.00	0.00	4.84	0.00	0.00	0.00	0.00	0.00
Fourth Floor	3866.88	0.00	32.42	0.00	0.00	3834.46	3834.46	16.00	0.00
Third Floor	4483.61	0.00	32.42	0.00	0.00	4451.10	4451.10	36.00	0.00
Second Floor	4483.61	0.00	32.42	0.00	0.00	4451.10	4451.10	36.00	0.00
First Floor	4483.61	0.00	32.42	0.00	0.00	4451.10	4451.10	36.00	0.00
Ground Floor	2712.42	0.00	32.42	0.00	0.00	679.81	3503.21	34.00	1099.31
Basement Floor	1094.71	0.00	28.18	0.00	0.00	194.21	703.24	0.00	487.80
Total:	19206.03	07.00	161.17	4.84	0.00	17.52	22739.22	187.00	1586.11