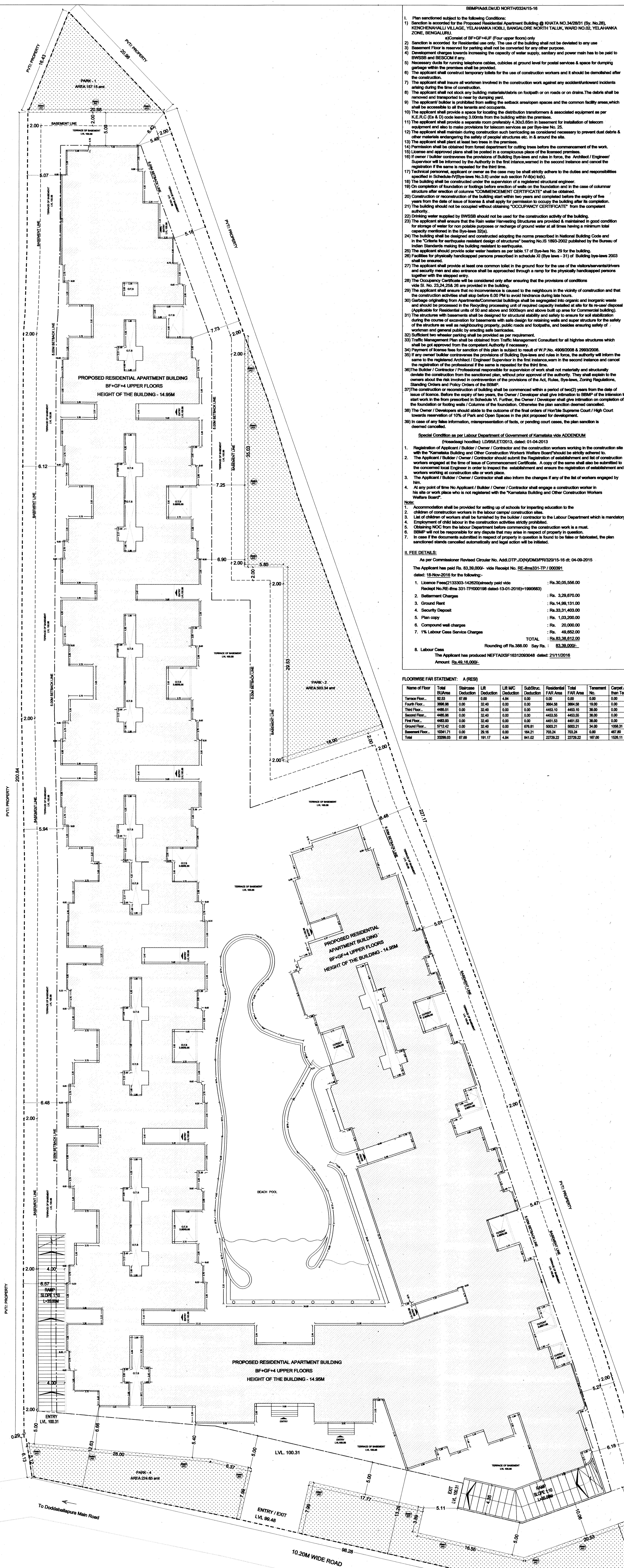




1. Plan sanctioned subject to the following conditions:
- 1) Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.3428/31 (By. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.
 - 2) Sanction is accorded for Residential 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 sewer main has to be paid to BWSSB and BESCOM if any.
 - 5) Necessary ducts for running telephone cables, cables 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 envelope 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. (S & 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 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 (i).
 - 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-law 32(a).
 - 24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No.IS 1893-2002 published by the Bureau of Indian Standards maintained by the Bureau of Indian Standards.
 - 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 provide 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.
 - 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 Apartment/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 re-use/disposal (Applicable for Residential and above built up areas for Commercial building).
 - 31) The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures 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 license fees for sanction of the plan is subject to receipt of W.P.No. 4008/2008 & 2009/2008.
 - 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 license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intention 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 first 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 (Hosedaagi hoodies) LD/95A/ET/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" he/she shall be strictly adhered to.
 2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction Workers Welfare Board".
- NOTE:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp/ construction sites.
 2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 3. Employment of child labour in the construction activities strictly prohibited.
 4. Obtaining NOC from the labour Department before commencing the construction work is a must.
 5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
 6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
- II. FEE DETAILS:
- As per Commissioner Revised Circular No. Add.DTP-JD(NOMSPR/320/15-16 dt. 04-09-2015)
- The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-833931-TP / 000391 dated: 18-Nov-2015 for the following:-
- | | |
|---|-----------------|
| 1. License Fees(2133303-142620)already paid vide Receipt No.RE-8331-TP/000198 dated-15-01-2016=1900063) | Rs.30,05,566.00 |
| 2. Basement Charges | Rs. 3,29,670.00 |
| 3. Ground Rent | Rs.14,96,131.00 |
| 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. 49,852.00 |
| TOTAL | Rs.83,39,000.00 |
- Rounding off Rs.388.00 Say Rs. : 83,39,000/-
- The Applicant has produced NEFT/RTGS/1612093048 dated: 21/11/2016 Amount Rs.49,16,000/-

FLOORWISE FAR STATEMENT: A (RES)

Name of Floor	Total SI Area	Staircase	Lift	Lift M/C	SubStruc.	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Basement Floor	92.53	97.89	0.00	4.84	0.00	0.00	0.00	0.00	0.00
First Floor	3698.98	0.00	32.40	0.00	0.00	3664.58	3664.58	18.00	0.00
Second Floor	4485.01	0.00	32.40	0.00	0.00	4452.61	4452.61	36.00	0.00
Third Floor	4485.01	0.00	32.40	0.00	0.00	4452.61	4452.61	36.00	0.00
Fourth Floor	4485.01	0.00	32.40	0.00	0.00	4452.61	4452.61	36.00	0.00
Ground Floor	5712.42	0.00	32.40	0.00	0.00	5680.02	5680.02	34.00	1058.31
Basement Floor	1584.71	0.00	28.15	0.00	184.21	703.34	703.34	0.00	467.89
Total	33298.03	97.89	191.17	4.84	841.02	22728.22	22728.22	167.00	1526.11

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No: BBMP/ADD/DE/ND NORTH/0324/15-16

Application Type: General

Zone: Yelahanka

Proposal Type: Proposed Development

Ward: Ward-2

Nature of Sanction: Proposed Development

Plot No Value: 28

Plot Use: Residential

City Survey No.: -

Location: Ring-II

Land Use Zone: Residential (Main)

Property No.: -

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	(1.0%) 8576.00
Proposed Coverage Area	5365.03
Achieved Net coverage area	(40.79%) 5365.03
BALANCE COVERAGE AREA LEFT	(59.21%) 1210.97
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.75) 23015.99
ADDITIONAL FAR	-
Residential FAR	22728.22
Prepared FAR Area	22728.22
ACHIEVED NET FAR AREA	(1.73) 22728.22
BALANCE FAR AREA	(0.02) 286.77
PERMISSIBLE BUILT UP AREA	-
ACHIEVED BUILT UP AREA	33314.03

ARCH / ENGG / SUPERVISOR (Regd) OWNER

Ganesh N
BCCBL-3.6E-3097/07-08

Smt Veena Hasnukh Shah
#002, Adarsha Villa, #7, North
Bangalore - 560 001

OWNERS NAME:
Veena Hasnukh Shah

PROJECT DESCRIPTION:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 3428/31 (By. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:
Ganesh N
BCCBL-3.6E-3097/07-08

BUILDING DETAILS

Block Name	Use	Auxiliary Use	Structure
A (RES)	Residential	Multi Dwelling Units	Bldg. up to 15.0 mt. HL

Parking Type: 170
Visitor's Car Parking: 170
Total Car: 170
Total Area: 2865

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential	Total FAR Area	Total Builtup Area	Tenement No.	Carpet Area other than Tenement
A-1 (RES)	22728.22	22728.22	33298.03	167.00	1526.11
Total	22728.22	22728.22	33298.03	167.00	1526.11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.80 X 4.85 X 1	8.73	8.73
SECOND FLOOR	1.80 X 4.85 X 1	8.73	8.73
THIRD FLOOR	1.80 X 4.85 X 1	8.73	8.73
FOURTH FLOOR	1.80 X 4.85 X 1	8.73	8.73

III. NOC DETAILS:

SLNO	Name of the Statutory Department	Reference No. & Date.	Conditions Imposed
1	SEIAA	SEIAA/198/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	KSPCB	KSPCB/238/CNP/15/003-03 Dated:28-04-2016	
3	BWSSB	BWSSB/PLN/NO. (M7)KSPCB/15/003-03 Dated:17-04-2016	

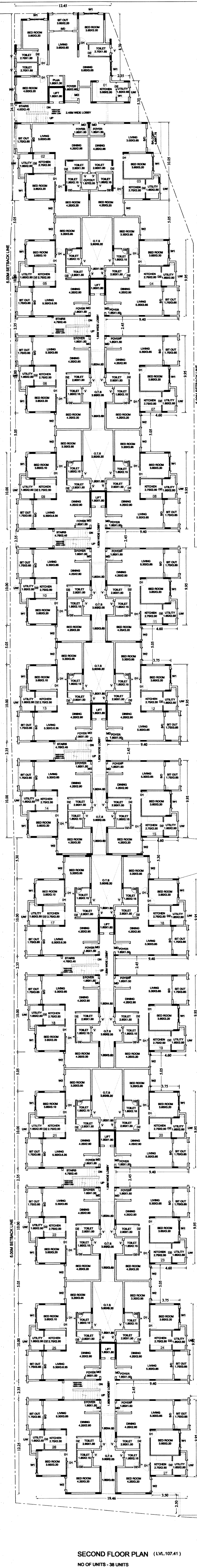
SCHEDULE OF JOINTRY:

NAME	LENGTH	HEIGHT	NOS.
D1	1.75	2.10	58
D2	1.80	2.10	58
D3	1.80	2.10	58
D4	1.80	2.10	58

SCHEDULE OF JOINTRY:

NAME	LENGTH	HEIGHT	NOS.
V1	1.80	2.10	58
V2	1.80	2.10	58
V3	1.80	2.10	58
V4	1.80	2.10	58

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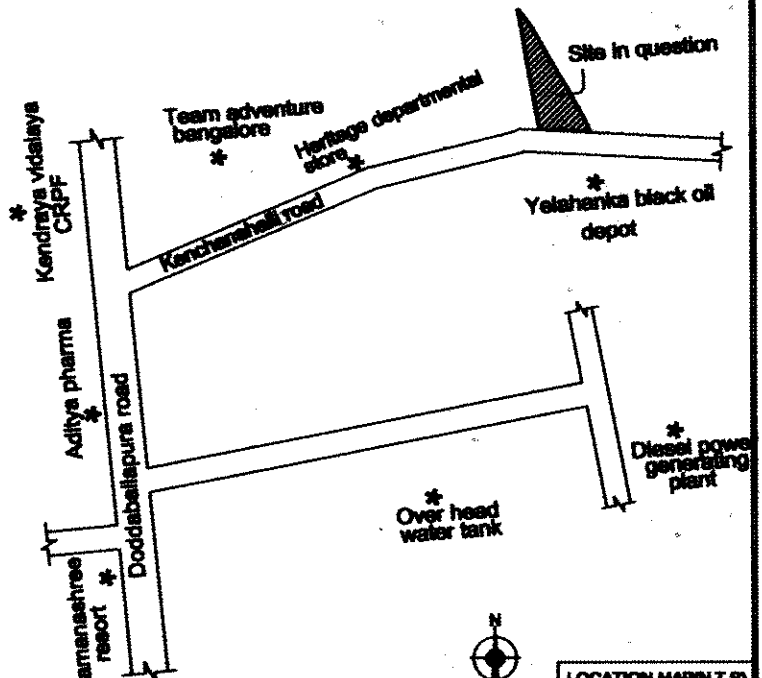


SECOND FLOOR PLAN (LVL:107.41)

NO OF UNITS - 38 UNITS

1. Plan sanctioned subject to the following conditions:
- Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.3428/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.
 - a)Consist of B1-GF+4UF (Four upper floors) only
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use
 - Basement Floor is reserved for parking shall not be converted for any other purpose
 - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall insure all workmen involved in the construction work against any accident/toward incidents arising during the time of construction.
 - The applicant shall not stock any building materials/debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
 - The applicant/ builder is prohibited from selling the setback area/open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E & D) code leaving 3.00mts from the building within the premises.
 - The applicant shall provide a separate room preferably 4.30x3.65m in basement for installation of telecom equipment and also make provisions for telecom services as per By-law No. 25.
 - Permission shall be obtained from forest department for cutting trees before the commencement of the work.
 - License and approved plans shall be posted in a conspicuous place of the licensed premises.
 - Owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer/ Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (By-laws No.3.0) under sub section (V-46) (a) to (d).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
 - 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.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 - The applicant shall ensure that the Rain water Harvesting Structures are provided & maintained in good 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 By-laws 32(a).
 - The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No.IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
 - The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (By-law No. 31) of Building bye-laws 2003 shall be ensured.
 - The applicant shall provide at least one common toilet in the ground floor for the use of the visitors/tenants/drivers and security men and also entrance shall be approached through a ramp for the physically handicapped persons together with the stepped entry.
 - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23,24,25& 26 are provided in the building.
 - The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 6.00 PM to avoid hindrance during late hours.
 - Garbage originating from Apartments/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its re-use/disposal (Applicable for Residential units of 50 and above and 500sqm and above built up area for Commercial building).
 - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the construction with safe design for retaining walls and super structures for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
 - Sufficient two wheel parking shall be provided as per requirement.
 - 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.
 - Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2893/2008.
 - 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.
 - 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.
 - The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intention 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 building. Otherwise the plan sanction deemed cancelled.
 - 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.
 - 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 (Roadways holiday): LDMSA/ET/2013, dated: 04-04-2013
- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction Workers Welfare Board" should be strictly adhered to.
 - The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 - At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction Workers Welfare Board".
- Notes:
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp/ construction sites.
 - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the labour Department before commencing the construction work is a must.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
- II. FEE DETAILS:
- As per Commissioner Revised Circular No. Add.DTP-J(D)/NDM/PR/320/15-16 dt: 04-08-2015
- The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-fms331-TP / 000391 dated: 18-Nov-2016 for the following:-
- License Fees(213303-142620)(already paid vide Receipt No.RE-fms 331-TP/000198 dated-13-01-2016)=1990883) : Rs.30,05,556.00
 2. Betterment Charges : Rs. 3,29,670.00
 3. Ground Rent : Rs.14,96,131.00
 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.83,36,612.00
 8. Labour Cess Rounding off Rs.388.00 Say Rs.: 83,39,000/-
- The Applicant has produced NEFTAIXSF16312093048 dated: 21/11/2016 Amount: Rs.49,16,000/-

FLOORWISE FAR STATEMENT: A (RES)									
Name of Floor	Total	Staircase	LIFT	LIFT	SubStruc.	Residential	Total	Tenement	Carpet Area other
	BUA	Deduction	Deduction	MC	Deduction	FAR Area	FAR Area	No.	than Tenement
Terrace Floor...	52.23	07.69	0.00	0.00	0.00	364.58	364.58	19.00	0.00
Fourth Floor...	3698.98	0.00	32.40	0.00	0.00	4463.10	4463.10	38.00	0.00
Third Floor...	4465.51	0.00	32.40	0.00	0.00	4463.25	4463.25	38.00	0.00
Second Floor...	4465.98	0.00	32.40	0.00	0.00	4463.53	4463.53	38.00	0.00
First Floor...	4463.03	0.00	32.40	0.00	0.00	4451.53	4451.53	36.00	0.00
Ground Floor...	5712.42	0.00	32.40	0.00	0.00	5003.21	5003.21	34.00	1098.31
Basement Floor...	10341.71	0.00	28.16	0.00	184.21	703.24	703.24	0.00	487.80
Total	32299.03	87.69	191.17	4.84	841.02	22729.22	22729.22	167.00	1528.11



AREA STATEMENT (BBMP)			
PROJECT DETAIL:			
Application No.:	BBMP/Add.Dt/10 NORTH0324/15-16	Zone:	Yelahanka
Application Type:	General	Ward:	Ward-2
Proposal Type:	Proposed Development	Plot No. Value:	28
Nature of Sanction:	New	City Survey No.:	-
Plot Use:	Residential	Property No.:	-
Location:	Ring-III		
Land Use Zone:	Residential (Main)		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13151.98
NET AREA OF PLOT (Net Area considered for COVERAGE)	(B)	13151.98
BALANCE AREA OF PLOT (Considered For Perm FAR)	(C)	13151.98
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 (1.75)		22729.22
BALANCE FAR AREA (0.02)		286.77
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		33314.03

ARCH / ENG / SUPERVISOR (Regd) OWNER

Ganesh N
BCCBL-3/E-3097/07-08

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

PROJECT DESCRIPTION:

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 3428/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:

Ganesh N
BCCBL-3/E-3097/07-08

BUILDING DETAILS				
Block Name	Use	Ancillary Use	Structure	
A (RES)	Residential	MultiDwelling Units	Build upto 15.0 mt. HL	
Parking Type	Residential	Prop. No.	Prop. No.	Prop. No.
Car	170	237.5	2.27	237.5
Visitor's Car Parking	17	237.5	0	0.00
Total Car	187	2571.25	2.27	237.5
TwoWheeler	-	237.5	0	0.00
Total Area	-	286.77	-	237.5

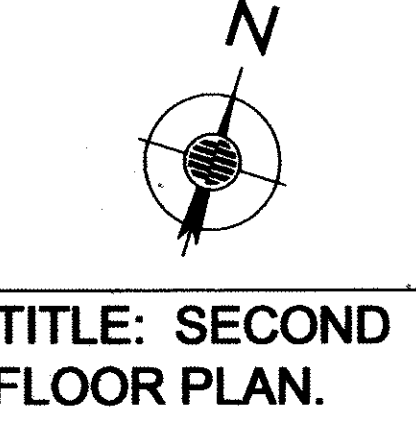
TOTAL FAR BUILT UP AREA STATEMENT:				
Block Name	Residential	Total	Tenement	Carpet Area other
	FAR Area	FAR Area	No.	than Tenement
A-1 (RES)	22729.22	22729.22	33299.03	167.00
Total	22729.22	22729.22	33299.03	167.00

BALCONY CALCULATION			
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 4.06 X 1	4.15	4.15
SECOND FLOOR	1.80 X 4.06 X 1	6.17	6.17
THIRD FLOOR	1.80 X 4.06 X 1	6.17	6.17
FOURTH FLOOR	1.80 X 3.86 X 1	6.16	6.16

III. NOC DETAILS:			
Sl.No	Name of the Statutory Department	Reference No. & Date.	Conditions imposed
1	SEIAA	SEIAA/196CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	KSPCB	PCB/28/CON/15/003-43 Dated:28-04-2016	
3	BWSSB	BWSSB/PC/PC/20/15/003-43 Dated:01-11-2015	

SCHEDULE OF JOINERY:			
NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	591
D1	0.90	2.10	586
D3	1.10	2.10	133
M2	1.80	2.10	01

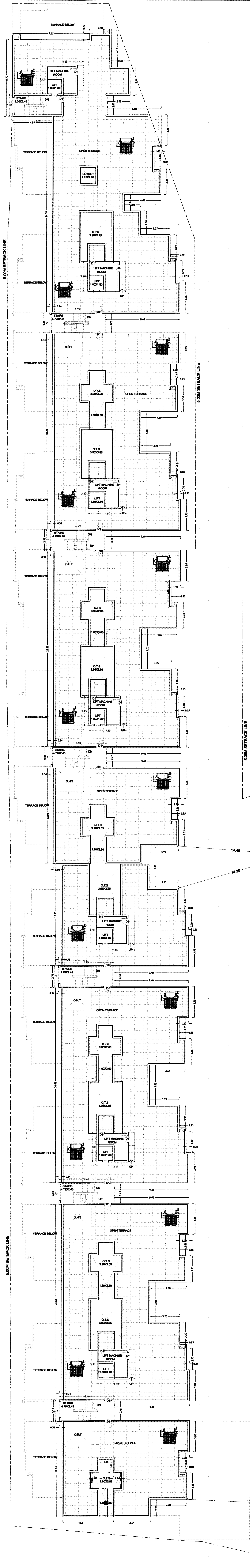
SCHEDULE OF JOINERY:			
NAME	LENGTH	HEIGHT	NOS.
W1	1.00	0.80	314
W2	1.20	2.10	148
W3	1.80	2.10	589
W4	2.40	2.10	08



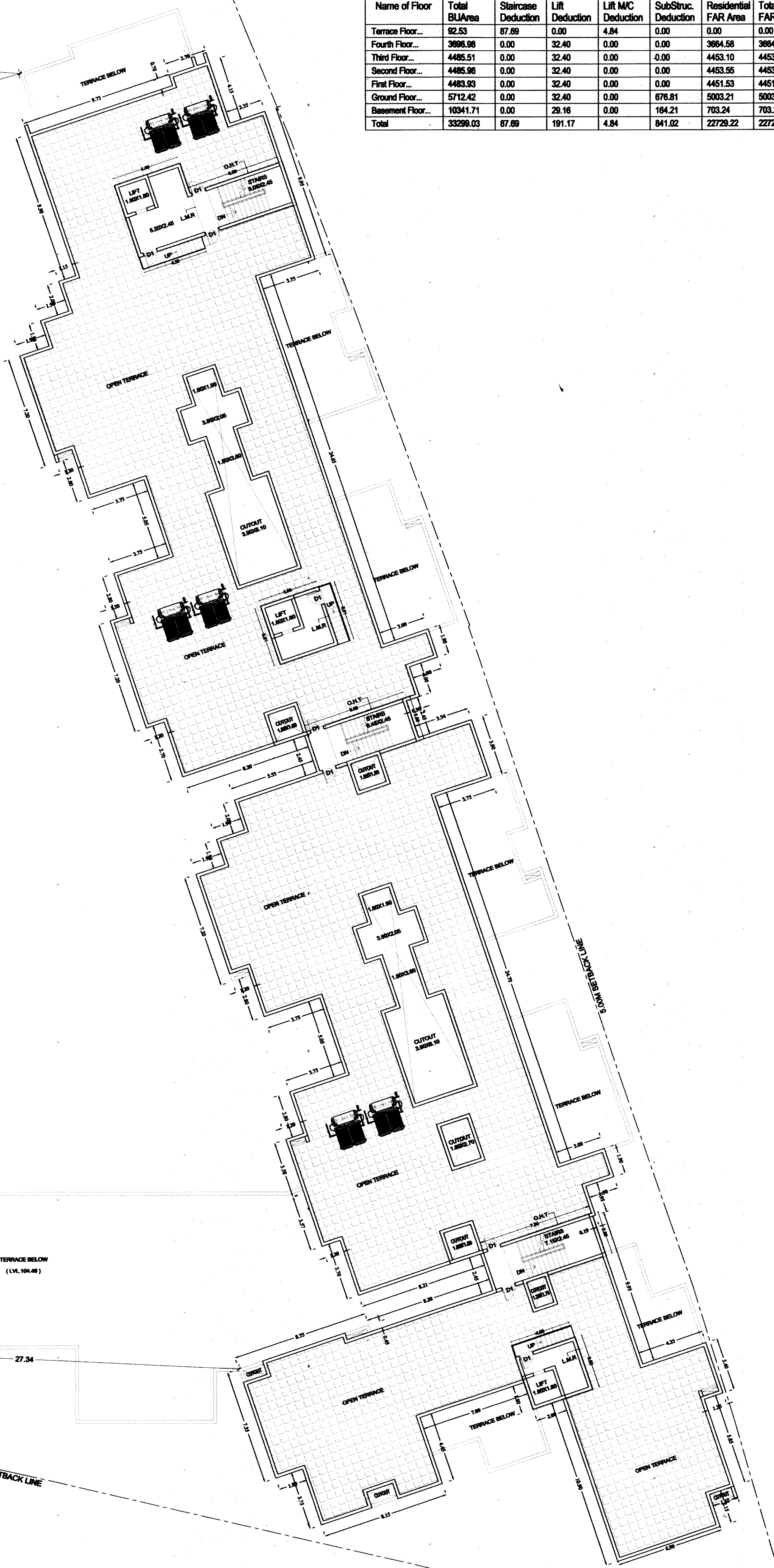
TITLE: SECOND FLOOR PLAN.

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Sheet - 05 of 09



TERRACE FLOOR PLAN



Plan sanctioned subject to the following Conditions:

- Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.3428/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use.
- Basement Floor is reserved for parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall insure all workmen involved in the construction work against any accident/towered incidents arising during the time of construction.
- The applicant shall not stock any building materials/debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
- The applicant/ builder is prohibited from selling the setback area/open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E & D) code leaving 3.00mts from the building within the premises.
- 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.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- License and approved plans shall be posted in a conspicuous place of the licensed premises.
- Owner/ builder contravenes the provisions of Building Bye-laws and rules in force, the Architect/ Engineer/ Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-IV (Bye-laws No. 3.10) under sub section (V-60) to (65).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- 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.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain water Harvesting Structures are provided & maintained in good 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).
- The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No.IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye-laws - 31) of Building bye-laws 2003 shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors/servants/drivers and security men and also entrance shall be approached through a ramp for the physically handicapped persons together with the stepped entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.
- The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 6.00 PM to avoid hindrance during late hours.
- Garbage originating from Apartments/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its reuse/disposal (Applicable for Residential units of 50 and above and 500sqm and above built up area for Commercial building).
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation 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.
- Sufficient two wheelers shall be provided as per requirement.
- 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.
- Payment of license fees for sanction of this plan is subject to result of W.P.No. 4908/2008 & 2993/2008.
- 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.
- 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.
- The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of license. Before the expiry of two years, the Owner/ Developer shall give information to BBMP of the intention to start work in the form prescribed in Schedule VI. Further, the Owner/ Developer shall give information on completion of the foundation or footing walls/ Columns of the foundation. Otherwise the plan sanction deemed cancelled.
- 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.
- 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 (Hosangudi hoolika): LD/65/ET/2013, dated: 01-04-2013

- Registration of Applicant/ Builder/ Owner/ Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction Workers Welfare Board" should be strictly adhered to.
- The Applicant/ Builder/ Owner/ Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant/ Builder/ Owner/ Contractor shall also inform the changes if any of the list of workers engaged by him.
- At any point of time No Applicant/ Builder/ Owner/ Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction Workers Welfare Board".

Notes:

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

II. FEE DETAILS:

As per Commissioner Revised Circular No. Add.DTP.JD(N)/DM/3/PR/22/015-16 dt: 04-09-2015

The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-4ms331-TP / 000391 dated: 18-Nov-2016 for the following:-

Receipt No. RE-4ms 331-TP/000198 dated: 13-01-2016=1990683)

- License Fee(213303-142620)(already paid vide Receipt No. RE-4ms 331-TP/000198 dated: 13-01-2016)=1990683) : Rs.30,05,556.00
- Settlement Charges : Rs. 3,29,670.00
- Ground Rent : Rs. 14,99,131.00
- Security Deposit : Rs. 33,31,403.00
- Plan copy : Rs. 1,03,200.00
- Compound wall charges : Rs. 20,000.00
- 1% Labour Cess Service Charges : Rs. 49,652.00

TOTAL : Rs.83,39,612.00

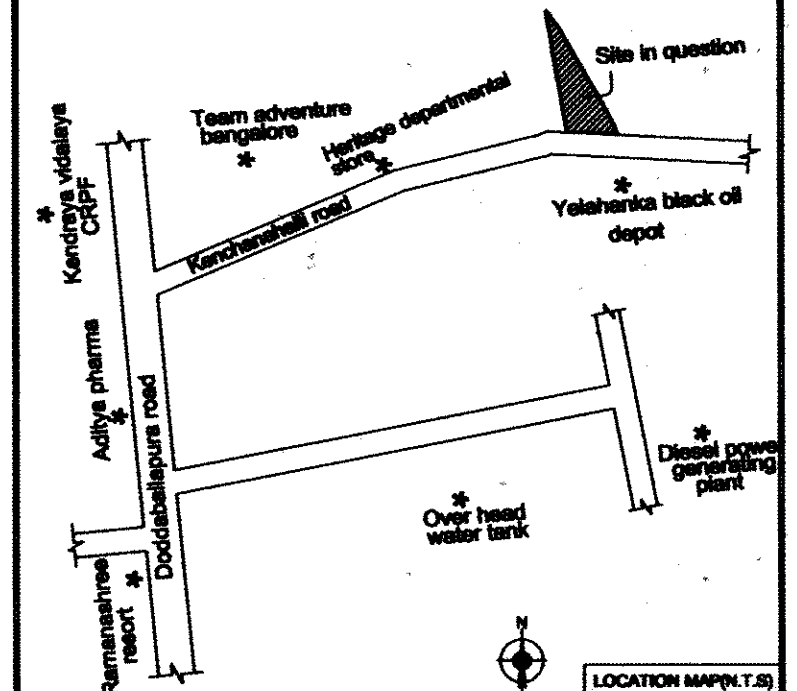
Rounding off Rs.388.00 Say Rs. : 83,39,000/-

8. Labour Cess

The Applicant has produced NEFT/AXSF16312083048 dated: 21/11/2016

Amount Rs.49,18,000/-

FLOORWISE FAR STATEMENT: A (RES)										
Name of Floor	Total BU Area	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Sub-Struc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement	
First Floor	32.53	87.89	0.00	4.84	0.00	0.00	0.00	0.00	0.00	
Second Floor	3989.98	0.00	32.40	0.00	0.00	3957.58	3957.58	18.00	0.00	
Third Floor	4485.51	0.00	32.40	0.00	0.00	4453.10	4453.10	38.00	0.00	
Fourth Floor	4485.98	0.00	32.40	0.00	0.00	4453.58	4453.58	38.00	0.00	
Fifth Floor	4485.53	0.00	32.40	0.00	0.00	4453.13	4453.13	38.00	0.00	
Ground Floor	5712.42	0.00	32.40	0.00	678.81	5033.21	5033.21	34.00	1058.31	
Basement Floor	10341.71	0.00	28.16	0.00	184.21	7032.34	7032.34	0.00	487.80	
Total	33299.03	87.89	191.17	4.84	84.02	27729.22	27729.22	167.00	1526.11	



AREA STATEMENT (BBMP)			
PROJECT DETAIL:			
Application No.:	BBMP/Add.Dt./JD NORTH/0324/15-16	Zone:	Yelahanka
Application Type:	General	Ward:	Ward-2
Proposal Type:	Proposed Development	Plot No. Value:	28
Nature of Sanction:	New	City Survey No.:	-
Plot Use:	Residential	Property No.:	-
Location:	Ring-III		
Land Use Zone:	Residential (Main)		
Locality/Street:			
AREA DETAILS		SQ.MT.	
AREA OF PLOT (Minimum)		(A)	13151.99
NET AREA OF 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		(1.75)	22729.22
BALANCE FAR AREA		(0.02)	288.77
PERMISSIBLE BUILT UP AREA			
ACHIEVED BUILT UP AREA			33314.03
ARCH/ ENGR/ SUPERVISOR (Sign)		OWNER	

Ganesh N
BCCBL-3.6/E-3097/07-08

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

OWNERS NAME:
Veena Haasmukh, shah

PROJECT DESCRIPTION:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 3428/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:
Ganesh N
BCCBL-3.6/E-3097/07-08

BUILDING DETAILS				
Block Name	Use	Ancillary Use	Structure	
A (RES)	Residential	MultiDwelling Units	Big upto 15.0 mt. Ht.	
Parking Type	Resd No.	Resd Area	Prop. No.	Prop Area
Car	170	237.5	2.71	2.71/5.75
Visitor's Car Parking	17	238.75	0	0.00
Total Car	187	261.25	2.71	2.71/5.75
TwoWheeler	-	238.75	0	0.00
Total Area	-	265	-	2.71/5.75

TOTAL FAR BUILT UP AREA STATEMENT:					
Block Name	Residential FAR Area	Total FAR Area	Total BU Area	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 4.05 X 1	4.45	4.45
SECOND FLOOR	1.80 X 4.05 X 1	6.17	6.17
THIRD FLOOR	1.80 X 4.05 X 1	6.17	6.17
FOURTH FLOOR	1.80 X 3.85 X 1	6.16	6.16

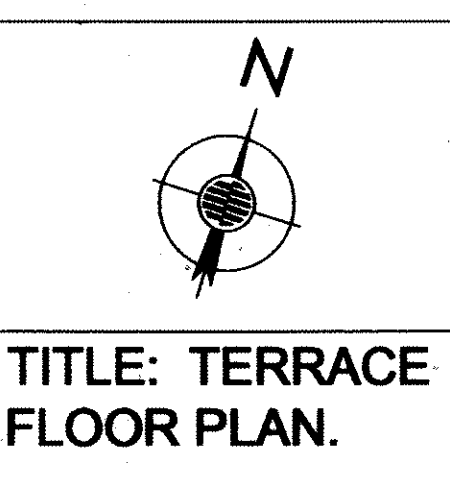
III. NOC DETAILS:				
Sl.No	Name of the Statutory Department	Reference No. & Date.	Conditions imposed	
1	SEIAA	SEIAA/196/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.	
2	KSPCB	PCB/28/CON/15/003-93 Dated:28-04-2016		
3	BWSSB	BR/555/TE/CE/PC/ACE/15-17 DCE (M)-II/15/19-1/6836/04-1 Dated:21/08/2017		

SCHEDULE OF JOINERY:			
NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	891
D1	0.90	2.10	596
ED	1.10	2.10	133
MD2	1.80	2.10	91

SCHEDULE OF JOINERY:			
NAME	LENGTH	HEIGHT	NOS.
V.P	1.00	0.90	314
WV	1.20	2.10	148
W1	1.80	2.10	589
W	2.40	2.10	66

By: [Signature] Date: 14/09/2016
Sd/- [Signature] Date: 23/08/2015
Sd/- [Signature] Date: 22/08/2015
Sd/- [Signature] Date: 22/08/2015
(Local stamp)

Real Refraction (and other things)
near structure/structure made
[Signature]



TITLE: TERRACE FLOOR PLAN.

SCALE:1:150

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