



FLOORWISE FAR STATEMENT: A (RES)

11

11

100-443887-100

100

REPORT

100-443887-100

Partial view of a floor plan showing a 'CLOSET' and a 'CLOSET'.

2.1077.00 4.2003.00

2.000.00

WIPER ROOM

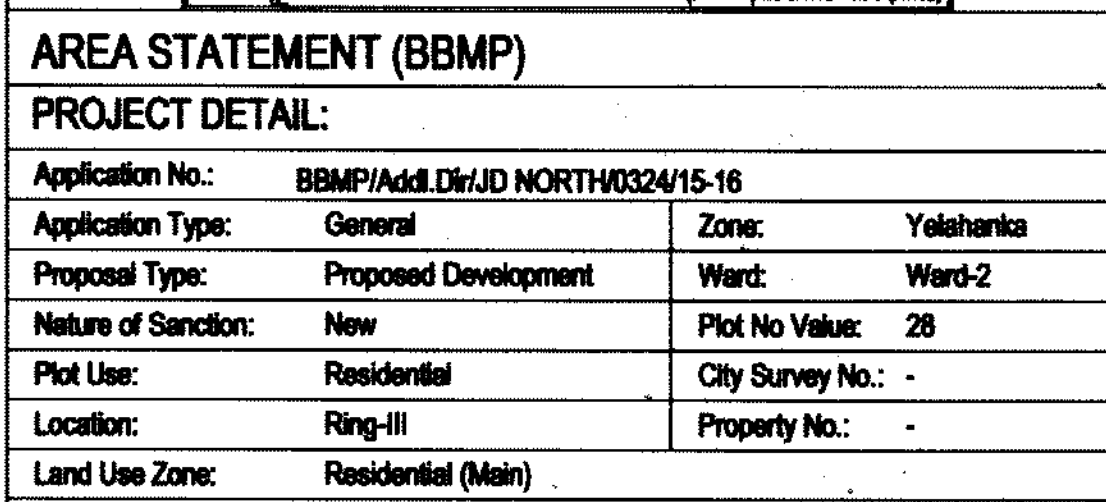
LIFT

STITCHING

2.000.00

11/11/11

PARK-3



ARCH / ENGG / SUPERVISOR (Regd)	OWNER

V. H. Shaw

PROJECT DESCRIPTION::

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	2.04	2.873.15
Visitor's Car Parking	17	233.75	0	0.00

A-1 (RESI)	FAR Area	FAR Area	BUA Area	No.	than Tenement
	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	4.16	4.15

Sl.No	Department	Reference No & Date.	Imposed
1	SEIAA	SEIAAA/195/CON/2015 Dated: 17-03-2015	All the conditions imposed in the letter issued by the State Statutory Body should be
2	KSPCB	PCB/238/CNP/15/003-63 Dated: 28-04-2016	
3	DWCD	BWSG/ETC/CE/ET/TA(P)/11	

NAME	LENGTH	HEIGHT	WGT.
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:

1/2/20

not sufficient (for clearing - only)
 water works on existing road
 2/1/16
 22/1/16

17

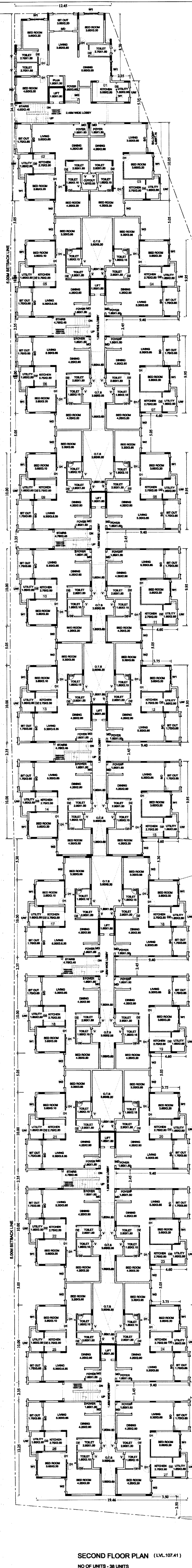


TITLE:

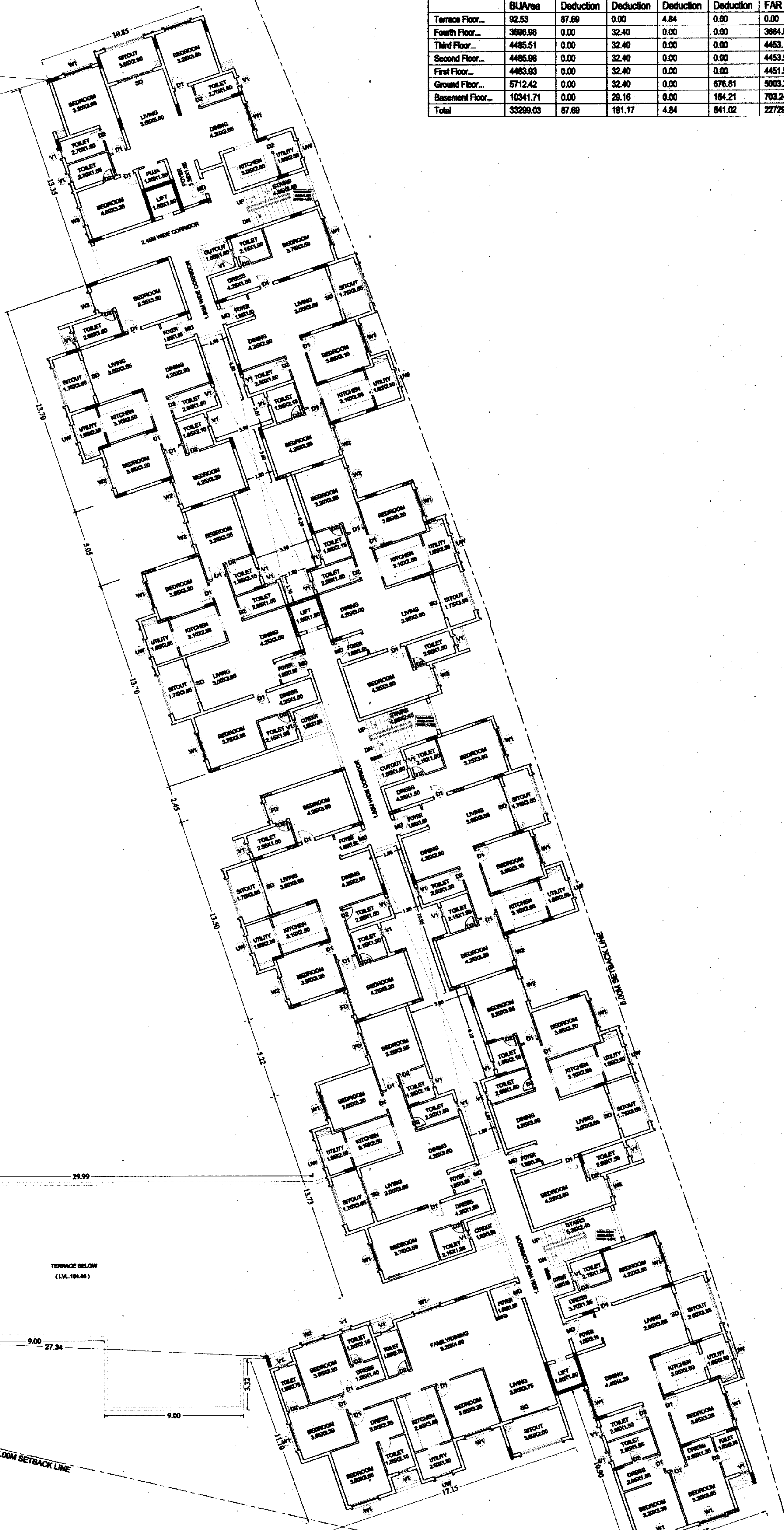
To Kenchenahalli

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SECOND FLOOR PLAN (LVL:107.41)
NO OF UNITS - 38 UNITS



THIRD FLOOR PLAN (LVL:108.41)
NO OF UNITS - 38 UNITS

1. Plan sanctioned subject to the following conditions:
1) 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+B2+B3+B4+B5 (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, 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/towards 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 (E & 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 By-law No. 28.
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) Owner / builder contravenes the provisions of Building By-laws and rules in force, the Architect / Engineer/ Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17) 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.3.10) under sub section (V-46) (a).
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 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 By-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 By-laws No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (By-laws - 31) of Building by-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/tenants/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 SI. 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 construction 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 wheelers 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.P. No. 4009/2008 & 2893/2008.
35) If any owner/builder contravenes the provisions of Building By-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, By-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 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 (Roadside holiday): LD/SA/ET/2013, dated: 04-04-2013

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".

Notes:
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. Obeying 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.(D)/DMS/PR/320/15-16 dt: 04-08-2015

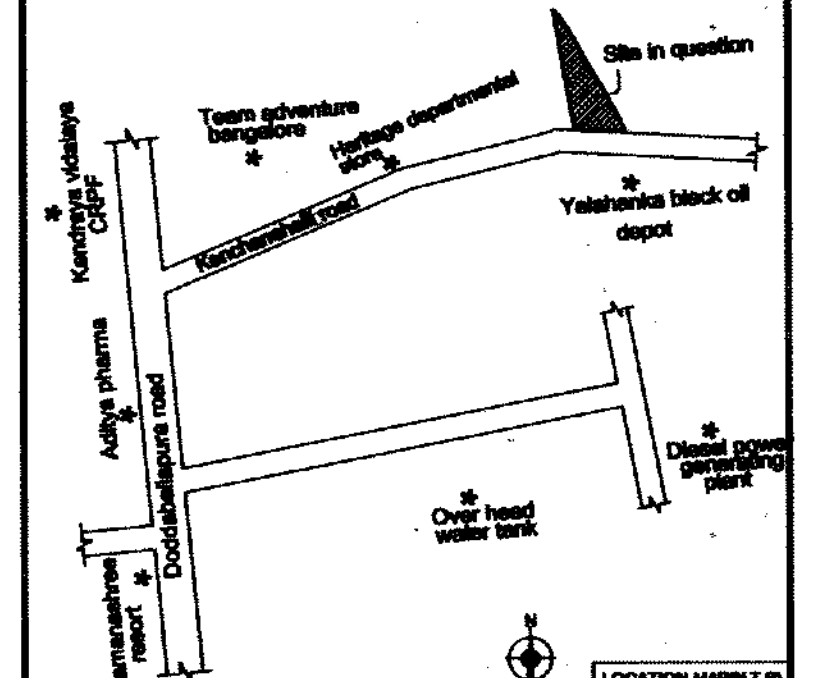
The Applicant has paid Rs. 83,36,000/- vide Receipt No. RE-11m331-TP / 000391 dated: 18-Nov-2016 for the following:-
Receipt No. RE-11m331-TP/000198 dated: 13-01-2016:-1990883)

1. Licence Fees(213303-142620)already paid vide : Rs.30,05,556.00
Receipt No. RE-11m331-TP/000198 dated: 13-01-2016:-1990883)

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.83,36,012.00
Rounding off Rs.388.00 Say Rs. : 83,36,000/-
The Applicant has produced NEFT/AXFS16312083048 dated: 21/11/2016
Amount : Rs.49,16,000/-

FLOORWISE FAR STATEMENT: A (RES)

Name of Floor	Total FAR Area	Staircase Deduction	Lift Deduction	Lift MIC Deduction	SubStruc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Ground Floor	3698.98	0.00	32.40	0.00	0.00	3666.58	3666.58	18.00	0.00
First Floor	4485.51	0.00	32.40	0.00	0.00	4453.10	4453.10	36.00	0.00
Second Floor	4485.51	0.00	32.40	0.00	0.00	4453.10	4453.10	36.00	0.00
Third Floor	4485.51	0.00	32.40	0.00	0.00	4453.10	4453.10	36.00	0.00
Fourth Floor	5712.42	0.00	32.40	0.00	0.00	5680.01	5680.01	36.00	1958.31
Basement Floor	10341.71	0.00	28.16	0.00	184.21	703.34	703.34	0.00	487.80
Total	32299.03	67.80	191.17	4.84	841.02	27229.22	27229.22	187.00	1528.11



AREA STATEMENT (BBMP)

PROJECT DETAILS:

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) 13151.98
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 (Rsgd)	OWNER

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

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

OWNERS NAME:
Veena hasmukh, 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	Stdy upto 15.0 mt. H.
Parking Type	Car	Residential	Prop No.
Car	170	237.5	2.27
Visitor's Car Parking	17	237.5	0
Total Car	187	251.25	2.27
TwoWheeler	-	237.5	0
Total Area	-	289	2.27

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
A-1 (RES)	22729.22	22729.22	33299.03	187.00	1528.11
Total	22729.22	22729.22	33299.03	187.00	1528.11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 4.85 X 1	4.15	4.15
SECOND FLOOR	1.80 X 4.85 X 1	6.17	6.17
THIRD FLOOR	1.80 X 4.85 X 1	6.17	6.17
FOURTH FLOOR	1.80 X 4.85 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	BWSSB/PC/PC/20/15/003-93 Dated:04-11-2015	

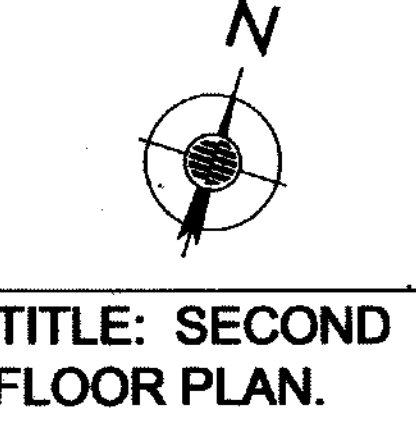
SCHEDULE OF JOINERY:

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	91

SCHEDULE OF JOINERY:

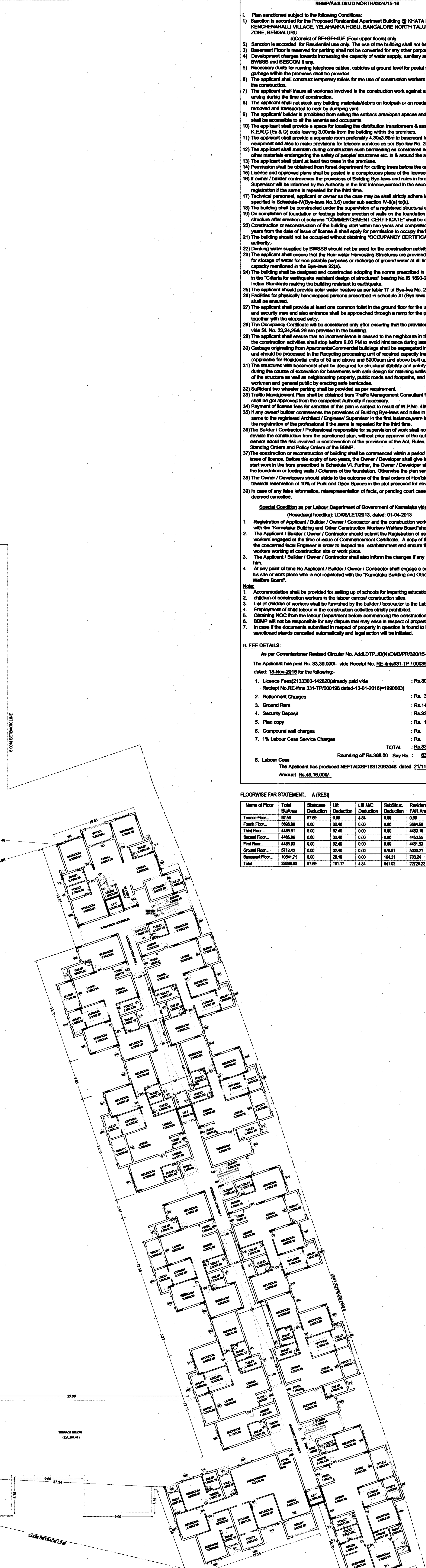
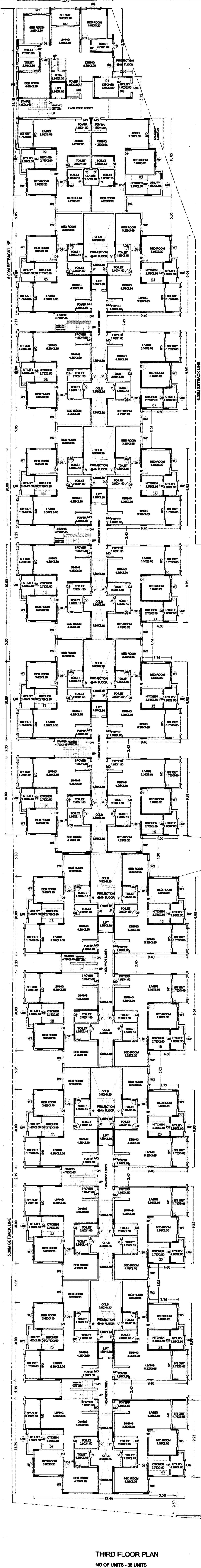
NAME	LENGTH	HEIGHT	NOS.
W1	1.00	0.80	314
W2	1.20	2.10	148
W3	1.80	2.10	99
W4	2.40	2.10	68

1. 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.
2. The Applicant has produced NEFT/AXFS16312083048 dated: 21/11/2016
Amount : Rs.49,16,000/-



TITLE: SECOND FLOOR PLAN.

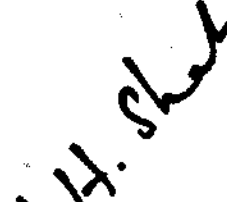
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- 1) Plan sanctioned subject to the following Condition:
- 1) Sanction is accorded for the Proposed Residential Apartment Building @ KHATA No.34/28/91 (Sq. Yr.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.09, YELAHANKA ZONE, BENGALURU.
- a)Consent of BF+GF+4UF (Four upper floor) only
- 2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other.
- 3) Basement Floor is reserved for parking shall not be converted for any other purpose.
- 4) Electrical and thermal power lines to be installed in the building. Sanction is accorded for the use of BSWSS and BESCOM if any. Increasing the capacity of water supply; sanitary and power main has to be paid to BSWSS and BESCOM if any.
- 5) Necessary ducts for running telephone cables, cables and 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 and shall be responsible for the cost of the insurance.
- 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 residents and common use.
- 10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.E (Ed & D) code leaving 3.00mts from the building within the premises.
- 11) The applicant shall provide a separate room for the telephone exchange and shall be provided with installation of telecom equipment and also to make provisions for telecom services as per By-Laws No. 25.
- 12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust debris & noise from the construction site and shall be responsible to take care of it, 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) The applicant shall be responsible for the provisions of fire fighting and shall be liable to the Building / 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 person, contractor and/or any other may be paid strictly adhere to the duties and responsibilities specified in Schedule-IV (Bye-Laws No.3.8) under sub section V-(e) of the Act.
- 18) The building shall be constructed under the supervision of a registered civil engineer.
- 19) On completion of foundation or footings before erection of walls on the foundation and in the case of column and beam structure, the columns / Columns / Columns shall be constructed and shall be approved by the Engineer/ Supervisor.
- 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 OCCUPANCY CERTIFICATE after its completion.
- 21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- 22) Drinking water supplied by BSWSS should be used for the construction activity of the building.
- 23) The applicant shall be responsible for the Rain water disposal. Structures are provided with an area for its use and for storage of water for non domestic 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 according to the norms prescribed in National Building Code and IS 800 for the purpose of earthquake resistant design. The applicant shall comply with IS 1935-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- 25) The applicant should provide older water heaters as per table 17 of By-Laws No. 29 for the building.
- 26) The applicant shall employ physically handicapped persons prescribed in schedule 22 (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/ventilators/drivers and security man and also entrance shall be approached through a ramp for the physically handicapped persons through the main entrance.
- 28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23,24,25& 28 are provided in the building.
- 29) The applicant shall be liable for any compensation to be paid to the neighbours in the vicinity of construction and 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 shall be sent to the designated place for the organic processing unit. The required equipment for its use shall be provided for the purpose. The applicant shall be liable for the cost of the equipment and its maintenance. (Applicable for Residential buildings of 50 and above units and shall be augmented built up area 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 support structure for the safety of the structures above and below the excavation. The structures shall be designed for retaining walls and footings, 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 Interference shall be avoided and the applicant shall be responsible for all higher 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. 4008/2008 & 2983/2008.
- 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 professional 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 alter the sanctioned plan without the prior written consent 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 Rules of the City of the BMDP.
- 37) (a) In case of reconstruction or extension of the building shall be commenced within a period of two (2) years from the date of issue of license. Before expiry of two years, the Owner / Developer shall give intimation to BMDP of the interior 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 sanctioned deemed cancelled.
- (b) In case of reconstruction or extension of the building shall be commenced within a period of two (2) years from the date of issue of reservation of 10% of Park and Open Spaces in the plan proposed for development.
- 38) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is

FLOORWISE FAR STATEMENT: (A RES)									
Area of Total	Number of	Staircase	Lift	Lift	SubStair	Residential	Total	Tenement	Carpet Area other
Floor	Buildings	Deduction	Deduction	M/C	Deduction	FAR Area	FAR Area	No.	than Tenement
Fourth Floor	87.00	0.00	4.00	0.00	0.00	3654.58	3654.58	0.00	0.00
Third Floor	3668.98	0.00	32.40	0.00	0.00	3654.58	3654.58	19.00	0.00
Second Floor	4485.51	0.00	32.40	0.00	0.00	4463.10	4463.10	38.00	0.00
First Floor	4485.58	0.00	32.40	0.00	0.00	4463.10	4463.10	38.00	0.00
Plot Area	4485.58	0.00	32.40	0.00	0.00	4463.10	4463.10	38.00	0.00
Ground Floor	5712.42	0.00	28.16	0.00	0.00	5678.21	5603.21	3.00	109.31
Basement Floor	1024.71	0.00	28.16	0.00	194.71	1020.00	705.00	0.00	448.31
Total	87.00	0.00	191.47	0.00	194.71	27228.22	27228.22	102.00	106.11

AREA STATEMENT (BBMP)			
PROJECT DETAIL:			
Application No: BBMP/Add.Ger.UID NORTH0324/15-18			
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)		
Local Body/Street:	-		

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
 Ganesh N BCC/BL-3.6/E-3087/07-08	 Smt Veena Haarmulch, Shah #002, Adarsha Villa, #7, North Park Road, Bengaluru - 560 001

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.

Block Name	Use	Ancillary Use	Structure
A (RES)	Residential	Multidwelling Units	Bldg upto 15.0 mt HL
Parking Type	Regd No.	Regd Area	Prop No.
Walker's Car Parking	170	2337.5	2.09
Motor's Car Parking	171	2337.5	0
Total Car	187	2671.25	2.09
Two Wheeler	-	2337.5	0
Total Area	-	2805	-

TOTAL	221.29.22	221.29.22	33,699.03	167.00	1326.11
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BALCONY CALCULATION

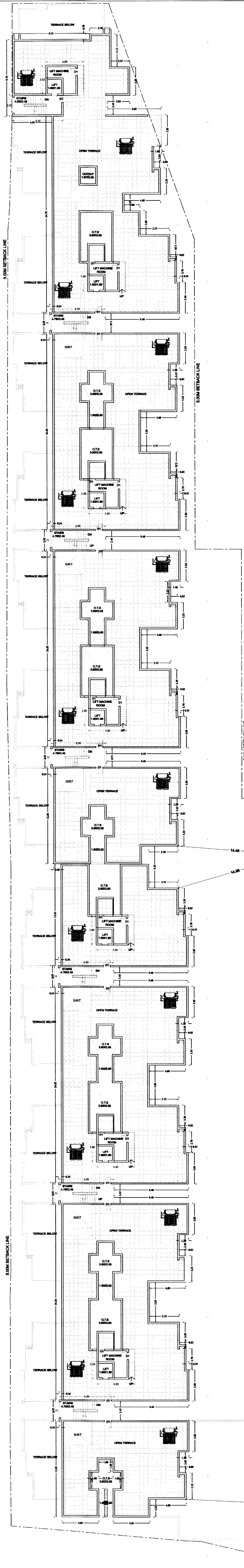
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 4.05 X 1	4.15	4.15
SECOND FLOOR	1.80 X 4.05 X 1	6.17	6.17
THIRD FLOOR	1.80 X 4.05 X 1	6.17	6.17
FOURTH FLOOR	1.80 X 3.85 X 1	6.16	6.16

26.6 - 17, 24 Feb - 41) 08) 2017

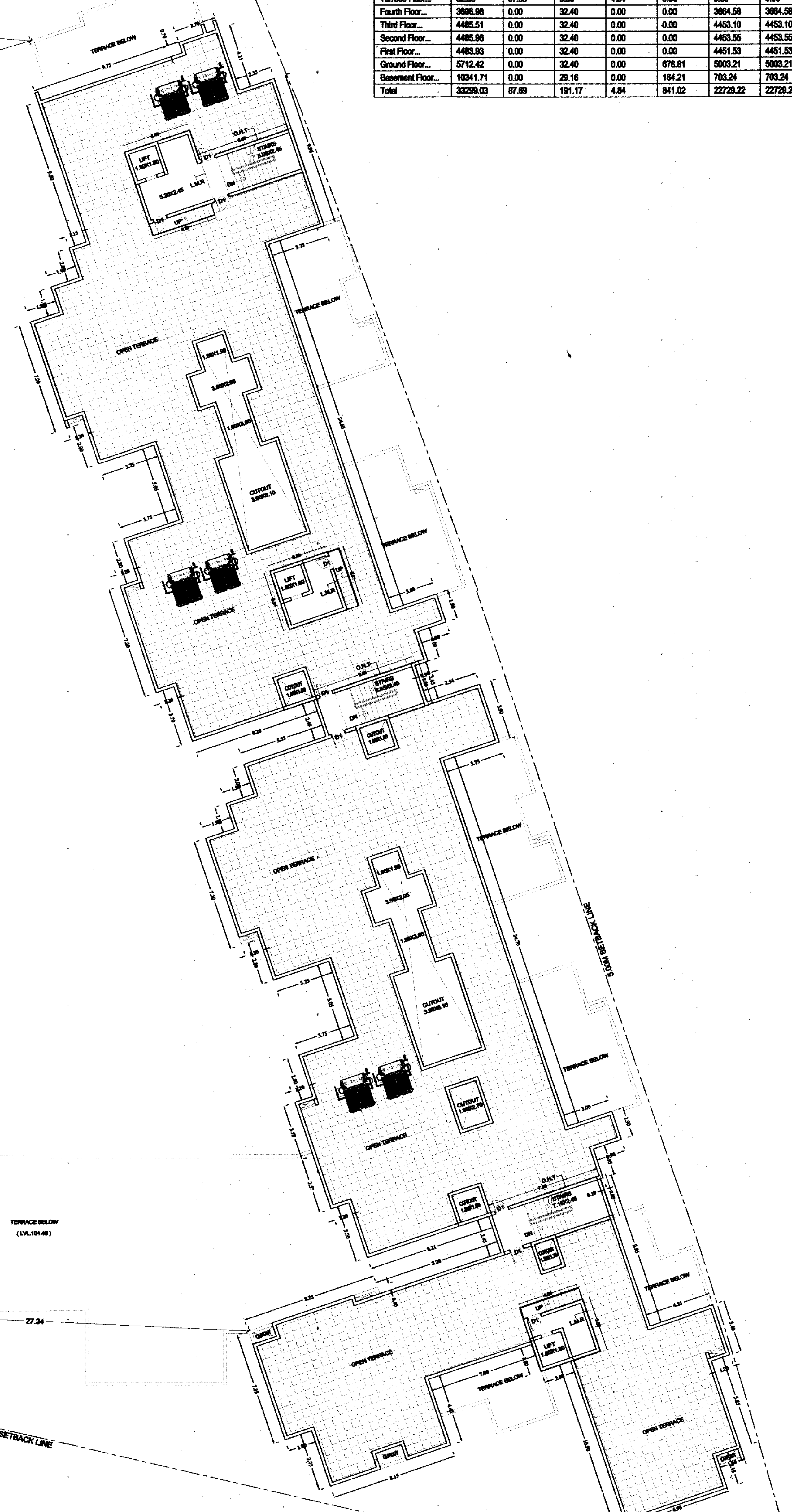
SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	591
D1	0.50	2.10	595
ED	1.10	2.10	133
MD2	1.80	2.10	01

W	2.40	2.10	08
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TERRACE FLOOR PLAN



1. Plan sanctioned subject to the following Conditions:
1) 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 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, 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/towards 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 notice 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.
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) 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.3.10) under sub section IV-6(a) to (d).
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.SS-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/tenants/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 SI. 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 reuse/ disposal (Applicable for Residential units of 50 and above and 500sqm 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 excavations 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 wheelers parking shall be provided as per requirement.
33) Traffic Management Plan shall be obtained from Traffic Management Consultant for all highway 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. 4908/2008 & 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 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.
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 (Housing) (hobli): LDH/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 in 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 charges 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".

Notes:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps/ construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour 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 disputes that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

II. FEE DETAILS:
As per Commissioner Revised Circular No. Add.DTP.JD(N)/DM3/PR/2015-16 dt: 04-09-2015
The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-fms331-TP / 000391 dated: 18-Nov-2016 for the following:
1. Licence Fees(213303-142620)(already paid vide Receipt No.RE-fms 331-TP/000106 dated:13-01-2016)=1990683) : Rs.30,05,566.00
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.83,39,012.00
Rounding off Rs.388.00 Say Rs. : 83,39,000/-
8. Labour Cess
The Applicant has produced NEFTADSF16312083046 dated: 21/11/2016
Amount Rs.49,18,000/-

FLOORWISE FAR STATEMENT: A (RES)

Name of Floor	Total BU Area	Staircase Deduction	LIT Deduction	LIT MIC Deduction	SubStruc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
First Floor	32.53	57.89	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	3984.58	3984.58	19.00	0.00
Third Floor	4485.51	0.00	32.40	0.00	0.00	4453.10	4453.10	28.00	0.00
Fourth Floor	4485.96	0.00	32.40	0.00	0.00	4453.56	4453.56	30.00	0.00
Fifth Floor	4485.93	0.00	32.40	0.00	0.00	4453.53	4453.53	30.00	0.00
Ground Floor	5712.42	0.00	32.40	0.00	0.00	5703.21	5703.21	34.00	1059.31
Basement Floor	10241.71	0.00	28.16	0.00	184.21	703.24	703.24	0.00	487.80
Total	33299.03	57.89	191.17	4.84	84.02	22728.22	22728.22	167.00	1528.11

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.: BBMP/ADD.DTP/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/Area:

AREA DETAILS

	AREA	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		22728.22
Proposed FAR Area		22728.22
ACHIEVED NET FAR AREA	(1.75)	22728.22
BALANCE FAR AREA	(0.02)	288.77
PERMISSIBLE BUILT UP AREA		
ACHIEVED BUILT UP AREA		3314.03
ARCH / ENGR / SUPERVISOR (Regd)	OWNER	

Architect: V. H. Shah
Smt Veena Haemukh. Shah
#002, Adarsa Villa, #7, North Park Road, Bengaluru - 560 001

OWNERS NAME:
Veena haemukh. 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-3.6E-3097/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RES)	Residential	MultiDwelling Units	Big upto 15.0 mt. HL
Parking Type	Resd No.	Resd Area	Prog. No.
Car	170	237.5	2.73/2.75
Valter's Car Parking	17	238.75	0
Total Car	187	261.25	2.73/2.75
TwoWheeler	-	233.75	0.00
Total Area	-	295	5.73/5.75

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)	22728.22	22728.22	33299.03	167.00	1528.11
Total	22728.22	22728.22	33299.03	167.00	1528.11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 4.08 X 1	4.15	4.15
SECOND FLOOR	1.80 X 4.08 X 1	8.17	8.17
THIRD FLOOR	1.80 X 4.08 X 1	8.17	8.17
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/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/238/CNRP/15/003-83 Dated:28-04-2016	
3	BWSSB	BH/556/ETC/EC/PR/AC/2017-17 DCE (M)-II/174/9-1/6836/204-1 Dated:21/11/2017	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	891
D1	0.90	2.10	996
ED	1.10	2.10	133
MD2	1.80	2.10	91

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V.P	1.00	0.60	314
WV	1.20	2.10	148
W1	1.80	2.10	999
W	2.40	2.10	66

1. All structural drawings shall be sealed and signed by the Architect/Engineer/Supervisor in the presence of the owner/developer and the local Engineer in charge of the project.
2. The Architect/Engineer/Supervisor shall be responsible for the accuracy of the drawings and shall be liable for any errors or omissions.
3. The drawings shall be submitted to the BBMP for sanction and shall be valid only for the purpose for which they are submitted.
4. The drawings shall be submitted to the BBMP for sanction and shall be valid only for the purpose for which they are submitted.
5. The drawings shall be submitted to the BBMP for sanction and shall be valid only for the purpose for which they are submitted.