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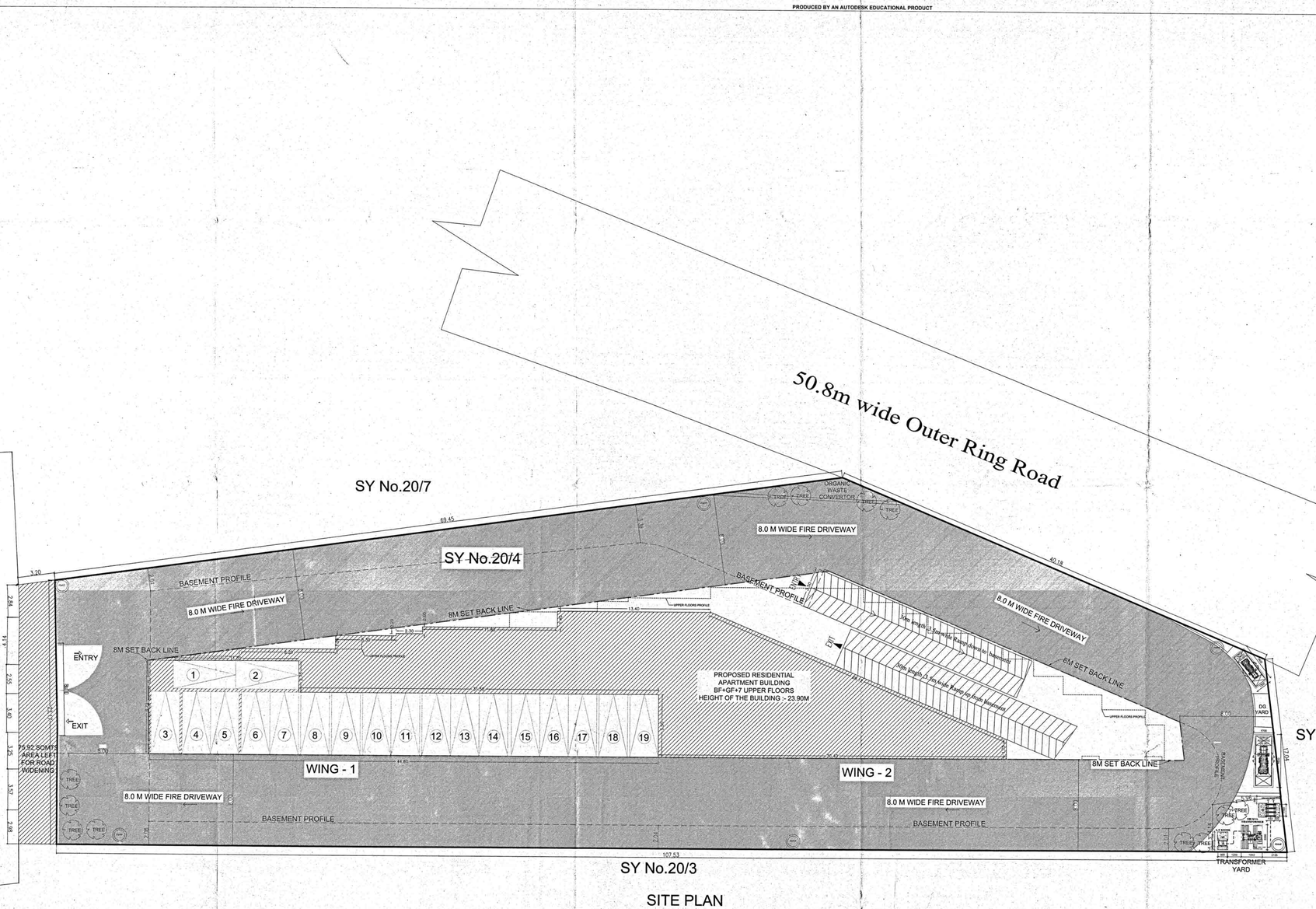


BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.20 X 3.00 X 1	4.20	8.35
	1.21 X 3.40 X 1	4.10	
SECOND FLOOR	1.20 X 3.80 X 1	4.56	18.29
	1.20 X 3.00 X 5	21.00	
	1.20 X 3.00 X 1	3.36	
	1.20 X 2.00 X 1	2.00	
	1.20 X 3.70 X 1	4.44	
	1.70 X 2.60 X 1	4.42	
	1.90 X 2.60 X 1	4.94	
	1.20 X 2.00 X 1	2.40	
	1.20 X 3.00 X 1	3.60	
	1.20 X 3.70 X 1	4.44	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.20 X 3.70 X 1	4.44	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.20 X 3.70 X 1	4.44	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.20 X 3.70 X 1	4.44	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.20 X 3.70 X 1	4.44	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
THIRD FLOOR	1.20 X 3.40 X 2	8.16	57.09
	1.20 X 4.30 X 1	5.61	
	1.20 X 5.00 X 1	6.00	
	1.20 X 3.50 X 4	16.80	
	1.20 X 3.30 X 1	3.96	
	1.20 X 3.70 X 1	3.24	
	1.35 X 7.20 X 1	9.60	
	1.10 X 5.00 X 1	5.50	
	1.90 X 3.00 X 1	6.02	
	1.45 X 4.20 X 1	6.09	
FOURTH FLOOR	1.20 X 3.40 X 2	8.16	62.67
	1.20 X 3.30 X 1	3.96	
	1.20 X 4.00 X 1	4.80	
	1.70 X 2.60 X 1	4.42	
	1.90 X 3.60 X 1	6.84	
	1.20 X 3.00 X 4	16.80	
	1.20 X 3.30 X 1	3.96	
	1.20 X 2.70 X 1	3.24	
	1.20 X 4.00 X 1	4.80	
	1.20 X 3.00 X 1	3.60	
	1.20 X 3.70 X 1	4.44	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.20 X 3.70 X 1	4.44	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.20 X 3.70 X 1	4.44	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
	1.90 X 3.60 X 1	6.84	
	1.45 X 2.00 X 1	2.90	
FIFTH FLOOR	1.20 X 3.40 X 2	8.16	69.58
	1.20 X 3.70 X 1	4.44	
	1.20 X 4.00 X 1	4.80	
	1.10 X 5.00 X 1	5.50	
	1.20 X 3.00 X 5	21.00	
	1.20 X 2.00 X 1	2.40	
	1.20 X 5.00 X 1	6.00	
	1.10 X 5.00 X 1	5.50	
	1.45 X 4.20 X 1	6.09	
	1.90 X 3.00 X 1	6.02	
	1.45 X 4.20 X 1	6.09	
SIXTH FLOOR	1.20 X 5.00 X 1	7.15	75.27
	1.10 X 4.00 X 1	4.40	
	1.20 X 3.00 X 5	21.00	
	1.20 X 3.00 X 1	3.96	
	1.20 X 2.00 X 1	3.00	
	1.20 X 3.70 X 1	4.44	
	1.30 X 3.70 X 1	2.21	
	1.20 X 3.40 X 1	4.08	
	1.20 X 4.00 X 1	5.56	
	1.10 X 1.20 X 1	1.32	
	1.20 X 3.20 X 1	6.24	
	1.45 X 4.20 X 1	6.09	
	1.90 X 2.60 X 1	4.94	
SEVENTH FLOOR	1.20 X 3.80 X 1	4.32	69.93
	1.20 X 3.40 X 2	8.16	
	1.20 X 3.70 X 1	4.44	
	1.30 X 4.00 X 1	5.20	
	1.20 X 3.30 X 4	16.80	
	1.20 X 3.00 X 1	3.60	
	2.00 X 5.00 X 1	6.62	
	1.20 X 6.00 X 1	6.28	
	1.90 X 3.00 X 1	6.02	
	1.45 X 4.20 X 1	6.09	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.90	2.10	12
V	1.00	0.60	110
M3	1.35	1.80	26
W1	1.50	2.10	114
W4	2.00	1.80	52
W	2.40	1.80	22
M2	2.40	1.80	01
FW	2.40	2.10	114
W5	3.60	2.10	02

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	167
D1	0.90	2.10	119
M3	1.10	2.10	30
FD	1.20	2.10	02
BD	1.20	2.10	01
GD	1.25	2.10	01
FW	2.40	2.10	01

BBMP/Addl.Dir/JD NORTH/932/14-15 (MODIFIED PLAN SANCTION)

I. Plan is sanctioned subject to the following conditions:
1. Sanction is accorded for Modified Residential Apartment Building #234/134/134, Sy No.20/4 OF KADUBEESANAHALLI VILLAGE,VARTHURU HOBLI,MARATHALLI SUB-DIVISION, WARD NO.150, MAHADEVAPURA ZONE, BANGALORE. a) Consist of BF+GF+7UF (Seven upper floors) only.
2. Sanction is accorded for Residentia only.The use of the building shall not be deviated to any other use.
3. Basement floor is reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
8. The applicant/ builder shall stock any building materials / debris on footpath or on roads or on drains.The debris shall beremoved and transported to near by dumping yard.
9. The applicant / builder is prohibited from setting 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 (Elc & Ct) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.00 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 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 the 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.The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16.If any owner / builder 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-law No. 3.6) under sub section IV-B (a) 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 erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
20.The owner/ occupier of the building or building should be completed before the expiry of five years from the date of issue of licence & within one year after its completion shall apply for permission to occupy the building.
21.The building should not be occupied without obtaining the " OCCUPANCY CERTIFICATE" from the competent authority.
22.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum 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 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.The applicant should provide ramps for persons prescribed in schedule XI (Bye laws 311) 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 ensure that it 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 10.00 PM to avoid hindrance during late hours.
30.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and 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 5000 Sqm 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. Care shall be taken to avoid any damage to 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 high rise structures which shall be got approved from the Competent Authority if necessary.
34. The Owner / Association of highrise Building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate inspectorate every Two years with due inspection by the Department regarding working conditions of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued once in Two years.
37. The Owner / Association of the highrise building shall conduct two mock - drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
38.Payment of license fees for sanction of this plan is subject to result of W.P.No.4956/2008 & 2993/2008.
39.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.
40. 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 of the building the consequences of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority)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 or walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
42. The Road area of 75.92sqm reserved as per RMP-2015 in the plot, should be relinquished to BBMP before Commencement Certificate.
43. 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 (Nirmaladagi hoodelugi) 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 furnish the Registration Number of the Board and a list of construction workers engaged at the time of issuing 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 workplace 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 nearby locality preferably on site.
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.

As per Commissioner Revised Circular No. Addl.CITP.2(JD)(SW)(PR)3/2011-18 dt:04-08-2015

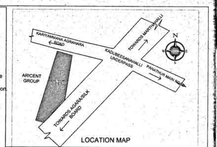
II. FEE DETAILS:
The Applicant has paid Rs.9,39,000/- vide Receipt No.RE dtmg331-TP/000035 dated:19-04-2017 for the following:-

1. Scrutiny Fees	- Rs. 3,28,648.00
2. Ground Rent	- Rs.1,42,369.00
3. Betterment Charges	
4. BI Fee Building	- Rs.6,328.00
5. Lake Cess	- Rs.72,000.00
6. Security Deposit	- Rs.3,16,375.00
7. Plan copy & Compound wall charges	- Rs.68,800.00
7. 1% Labour Cess Service Charges	- Rs.3,931.00
Rounding off Rs.549 SAY Rs.	9,39,000/-

The Applicant has produced :
DD No. 516277 Dated: 17-04-2017 Bank: ICICI Bank Limited Amount : Rs.72,000.00
DD No. 418796 Dated 05-04-2017 Bank: HDFC Bank Amount : Rs.6,67,000.00
Labour Cess:
NEFT/RTGS No. HDFCR52017040514026890 Dated:05-04-2017 Amount: Rs.3,89,300.00

FLOORWISE FAR STATEMENT: LGCL (BUILDING)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Void Deduction	Sub/Stmu Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor	362.91	45.94	16.69	13.44	19.40	71.00	0.00	0.00	196.44	196.44	0.00	0.00
Seventh Floor	962.48	0.00	23.41	0.00	11.99	0.00	0.00	0.00	947.07	947.07	8.00	154.94
Sixth Floor	996.79	0.00	22.99	0.00	10.71	0.00	0.00	0.00	953.07	953.07	7.00	0.00
Fifth Floor	981.93	0.00	22.99	0.00	11.99	0.00	0.00	0.00	946.95	946.95	7.00	0.00
Fourth Floor	999.70	0.00	22.99	0.00	11.99	0.00	0.00	0.00	960.71	960.71	7.00	0.00
Third Floor	994.87	0.00	22.99	0.00	11.99	0.00	0.00	0.00	949.89	949.89	7.00	0.00
Second Floor	988.48	0.00	23.73 *	0.00	10.38	0.00	0.00	0.00	955.36	955.36	7.00	0.00
First Floor	921.51	0.00	23.42	0.00	10.61	0.00	0.00	0.00	887.49	887.49	7.00	0.00
Ground Floor	712.91	0.00	23.10	0.00	3.48	0.00	0.00	301.69	384.64	384.64	2.00	70.08
Basement Floor	1833.95	0.00	22.99	0.00	3.15	0.00	110.49	1693.32	102.90	102.90	0.00	39.46
Total	8757.85	45.94	226.32	13.44	106.71	71.00	110.49	1962.01	7293.92	7293.94	56	264.49



LOCATION MAP

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/932/14-15		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Proposed Development	Ward:	Ward-150
Nature of Sanction:	Modify	Plot No Value:	-
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)	2924.69
DEDUCTION FOR:		
Plot area deducted for Road Widening		75.92
Total		75.92
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	2848.77
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	2924.69
MAX. PERMISSIBLE COVERAGE AREA	(55%)	1566.83
Proposed Coverage Area	(25.57%)	728.48
Achieved Net coverage area	(25.57%)	728.48
BALANCE COVERAGE AREA LEFT	(29.43%)	838.35
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00)	8774.07
ADDITIONAL FAR		
Residential FAR		7293.92
Proposed FAR Area		7293.92
Submitted Area Add in FAR (Layout Left)		0.02
ACHIEVED NET FAR AREA	(2.49)	7293.94
BALANCE FAR AREA	(0.51)	1480.13
PERMISSIBLE BUILT UP AREA		
ACHIEVED BUILT UP AREA		8757.85

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
	M/s LGCL Urban Homes(India) LLP
Girish D BC/CIBL-3 /E/E-3672/2012-13	Represented By Authorised Signatory Mr Girish Purvankara PA Holder for Sri Krishna Reddy s/o Papaiah Reddy (Khata Holder)

OWNER'S NAME:
M/s LGCL Urban Homes(India) LLP, Represented BY Mr Girish Purvankara

PROJECT DESCRIPTION::
MODIFIED RESIDENTIAL APARTMENT BUILDING #234/134/134, Sy No.20/4 OF KADUBEESANAHALLI VILLAGE,VARTHURU HOBLI,MARATHALLI SUB-DIVISION, WARD NO.150, MAHADEVAPURA ZONE, BANGALORE.

ARCHITECT:
Girish D
BC/CIBL-3 /E/E-3672/2012-13

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
LGCL (BUILDING)	Residential	MultiDwelling Units	Highrise

Parking Type	Reqd.No.	Reqd.Area	Prop.No.	Prop.Area
Car	30	687.50	58	796.25
Visitor's Car Parking	5	68.75	0	0.00
Total Car	35	756.25	58	796.25
TwoWheeler	5	68.75	0	0.00
Total Area		825.00		1991.84

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
LGCL-1 (BUILDING)	7293.92	7293.92	8757.85	50.00	264.49
Total:	7293.92	7293.92	8757.85	50.00	264.49

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Reference No & Date.	Conditions imposed
1	Fire Force Department	GBC(1)360/2015 Dated:07-11-2015	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	Airport Authority of india	AAI/BIAL/TAN/OC/8438-41 Dated:06-03-2017	
3	BESCOM	NOE/BANALDA/BES/2016-17 01-02 Dated: 01-04-2017	
4	BWSSB	BWSSB/SDC/ESR/WAC/BEW/JD/OCB/MI-4TN/MS-97/2899/2015-16, Dated: 23-01-2016	
5	KSPCB	PCB/28/CHW/15/41138 Dated: 23-5-2016	

ಪರಿಷ್ಕೃತ ನಕ್ಷೆ : ನಕಲುಮಾಡುವುದು

ಬಿಬಿಎಂಪಿ/ಅಡಿಷನಲ್ ಡೈರೆಕ್ಟರ್/ಜೆಡಿ ನಾರ್ಥ್/ಎಲ್‌ಡಿಎ/ಎಲ್‌ಎಸ್‌ಎಡಿ/ಎಸ್‌ಪಿಎಂ/0327/ಎಂ-15
ದಿನಾಂಕ: 28/03/2017 ಅನುಮೋದನೆಯೊಂದಿಗೆ ಈ ನಕ್ಷೆಯನ್ನು ಅನುಮೋದಿಸಲಾಗಿದೆ.

ಷರತ್ತುಗಳು ಮತ್ತು ಮಾರ್ಪಾಡುಗಳು ಅನ್ವಯಿಸುವುದು ದಿನಾಂಕ: 28/03/17
ಮೇರೆ ಎಸ್.ಎಲ್.ಪಿ.ಸಿ/ಎಲ್‌ಎಸ್‌ಎ ಸಂಖ್ಯೆ: 0327-ಎಂ-15
ದಿನಾಂಕ: 11/05/17 ರಂದು ಸಂಗತಿಯಂತೆ
ಅನ್ವಯ ಬಿಬಿಎಂಪಿ/ಅಡಿಷನಲ್ ಡೈರೆಕ್ಟರ್/ಜೆಡಿ ನಾರ್ಥ್ ದಿನಾಂಕ: 11/05/17
(ಎಸ್.ಸಿ.ಹನುಮಂತರಾಜು)
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಯಲಹಂಕ ವಲಯ, ಬೆಂಗಳೂರು.

N

TITLE: SITE PLAN.

SCALE:-1:100

Sheet - 01 of 06

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