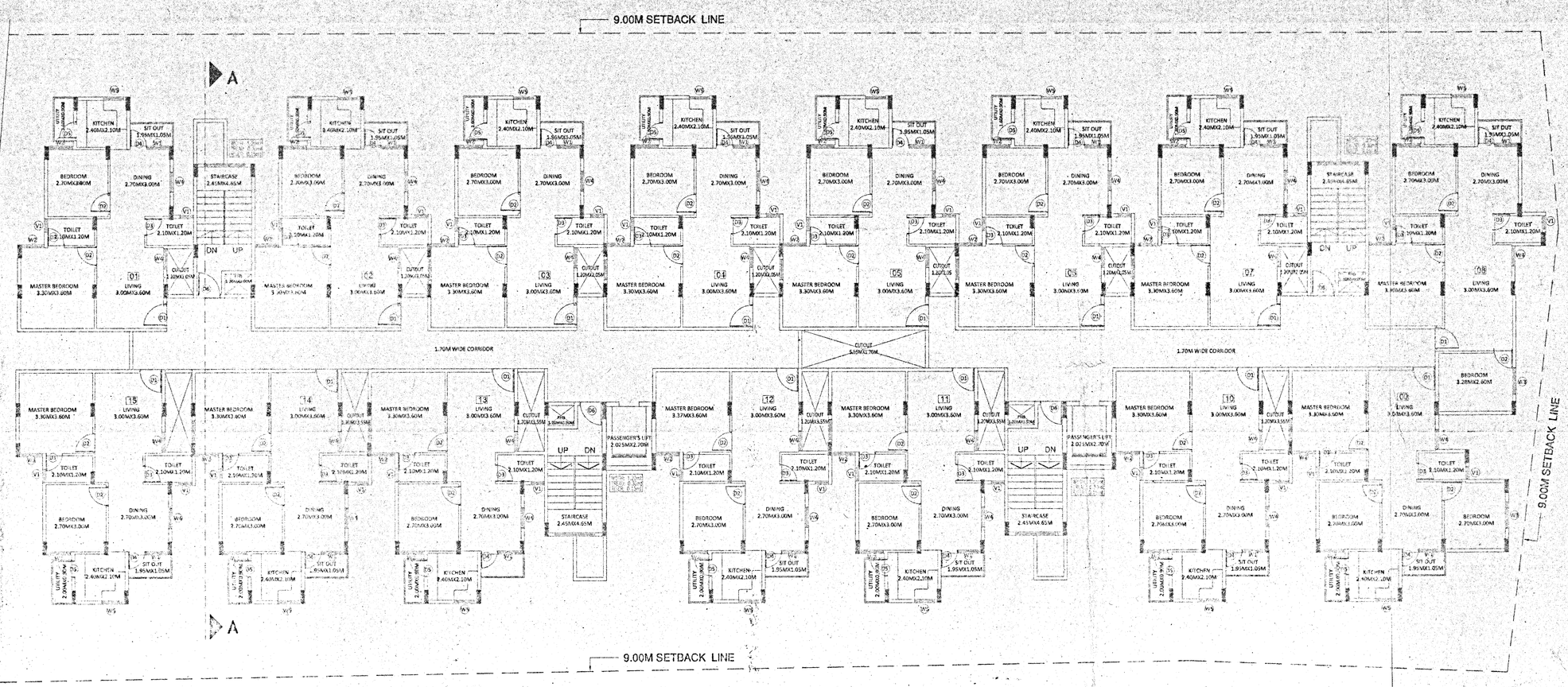
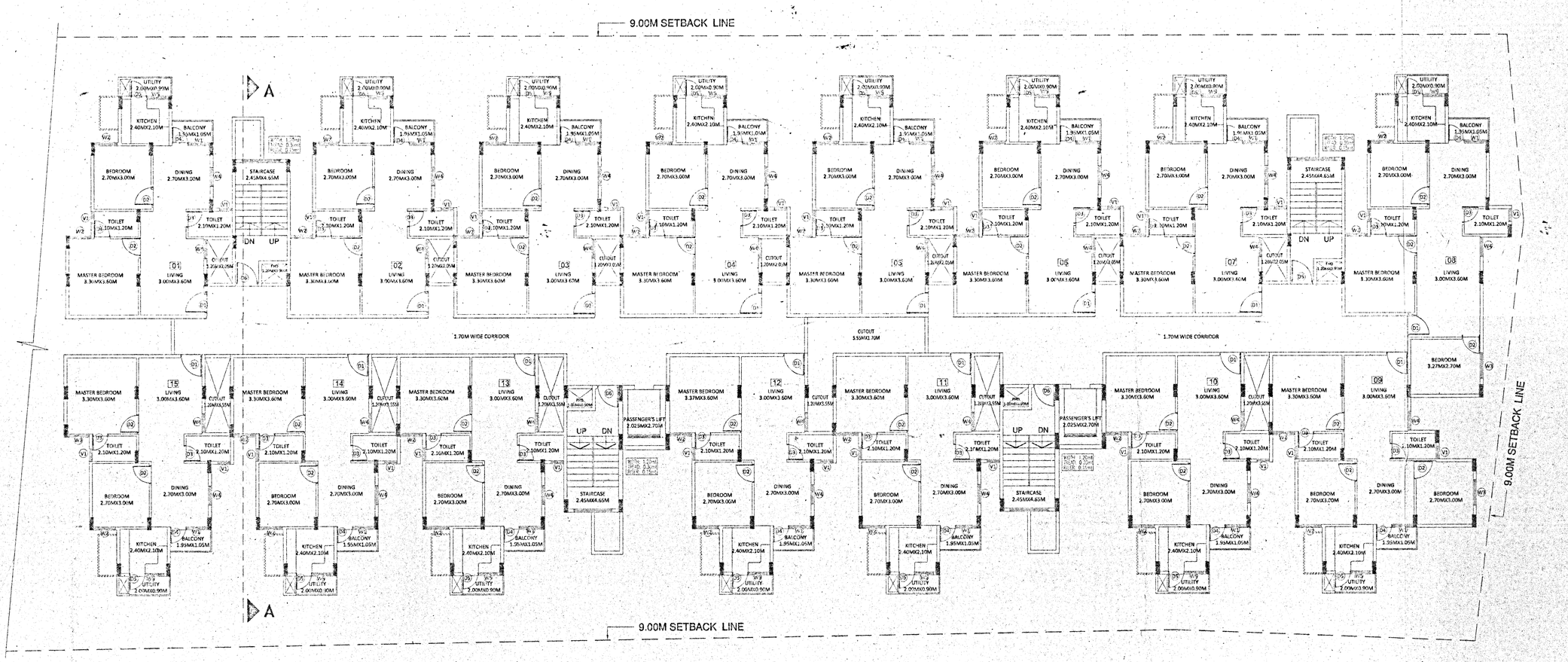


FIRST FLOOR PLAN (LVL+2.60M)

NO OF UNITS- 15 UNITS



TYPICAL 2nd TO 8th FLOOR PLAN

NO OF UNITS- 15 X 07 FLOORS =105 UNITS

(LVL+5.80M) TO (LVL+23.20M)

FLOORWISE FAR STATEMENT: A (BUILDING)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor..	48.95	38.22	0.00	10.73	0.00	0.00	0.00	0.00	0.00
Eighth Floor..	1178.07	0.00	10.73	0.00	0.00	0.00	1167.34	1167.34	15.00
Seventh Floor..	1178.07	0.00	10.73	0.00	0.00	0.00	1167.34	1167.34	15.00
Sixth Floor..	1178.07	0.00	10.73	0.00	0.00	0.00	1167.34	1167.34	15.00
Fifth Floor..	1178.07	0.00	10.73	0.00	0.00	0.00	1167.34	1167.34	15.00
Fourth Floor..	1178.07	0.00	10.73	0.00	0.00	0.00	1167.34	1167.34	15.00
Third Floor..	1178.07	0.00	10.73	0.00	0.00	0.00	1167.34	1167.34	15.00
Second Floor..	1178.07	0.00	10.73	0.00	0.00	0.00	1167.34	1167.34	15.00
First Floor..	1178.07	0.00	10.73	0.00	0.00	0.00	1167.34	1167.34	15.00
Ground Floor..	1224.91	0.00	10.73	0.00	0.00	1167.46	0.00	56.22	0.00
Basement Floor..	3430.37	0.00	10.73	0.00	210.04	3141.54	0.00	58.08	0.00
Total :	14138.81	38.22	107.32	10.73	210.04	4327.50	9338.72	9445.00	120.00

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D6	0.75	2.10	120
D4	0.75	2.10	126
D3	0.75	2.10	240
D2	0.85	2.10	31
D1	0.90	2.10	311
MD	1.50	2.10	120

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V1	1.00	0.60	240
W1	1.00	2.10	102
W4	1.00	2.10	246
W6	1.50	2.10	138
W2	1.18	2.10	240

BBMP/Addl.Dir/JD NORTH/0464/14-15(MODIFIED PLAN SANCTION)

I Plan is sanctioned subject to the following conditions:

1. Modified Sanction is accorded for Residential Apartment Building at No.148/14/1, DODDABETTAHALLI, ATTURU, YELAHANKA HOBLI,BANGALORE NORTH TALUK, WARD NO.03, BANGALORE.
   a) Consist of BF+GF+8UF (Eight upper floors) only
2. Sanction is accorded for Residential use only.The use of the building shall not be deviated to any other use.
3. Basement, Ground Floor & Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident/ untoward incidents arising during the time of construction .
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 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. 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 -8 (iv)to
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 before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
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 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.1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye -law No.29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building Byelaws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security man and also entrance shall be approache 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 100 kg capacity installed at site for its re -use/ disposal.
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32. The NOC from KSPCB/ State level Environment Impact Assesment Clearance(SEIAC)/Ministry of Environment and Forest (MOEF) should be taken before commencement of work(if applicable)
33. Sufficient two wheeler parking shall be provided as per requirement .
34. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the competent Authority if necessary..
35. The owner / Association of highrise building shall obtain clearance certificate from the 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.
36. The owner / Association of highrise building shall out the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire 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.
37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
38. The Owner/Association of highrise building shall conduct two mock-trails in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
39. Payment of license fees for sanction of this plan is subject to result of W.P.No.4200/2008 & 2693/2008.
40. 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 / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for third time.
41. The Builder / Contractor / professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous 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.
42. The demand for payment of Park and Open Space fee in Interim Stay as per the order of Hon'ble High Court vide W.P.No. 1702-1704 (LB-BMP) Dated. 14-01-2016, however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court order.
43. 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 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 of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
44. 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 (Hocadasgi hoodike): LD/95/LET/2013, dated: 01-04-2013

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

Note:

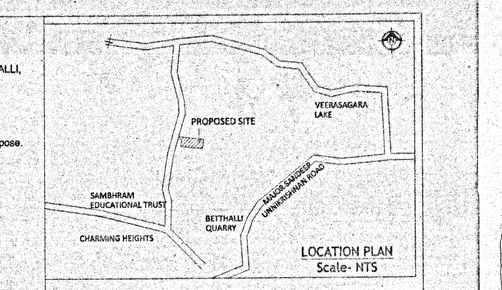
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment 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 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:

The Applicant has paid Rs.21,46,000/- vide receipt No. RE-ifms331-TP/000204 dated:16-Jan-2015 for the following:-

1. Licence Fees(551923-38000(already paid vide Reciept No.Feb/0019 dated 05.02.2015)=513914)	: Rs.	5,82,905 - 00
2. Ground Rent	: Rs.	2,76,524 - 00
3. Betterment Charges		
a) For Site	: Rs.	12,379 - 00
4. Security Deposit	: Rs.	6,18,942 - 00
5. Plan copy & Compound wall charges	: Rs.	69,800 - 00
6. 1% Labour Cess Service Charges to be paid to BBMP	: Rs.	18,704 - 00
7. Though within the Bye-Law limit, but commencing the works without obtaining the Authorized permission.	: Rs.	2,91,881 - 00
8. Penalty for building constructed without obtaining Commancement Certificate.	: Rs.	4,50,971 - 00
	TOTAL : Rs.	23,20,806 - 00
Rounding off Rs.694	TOTAL Rs.	23,21,000 - 00
9. Labour Cess		
The Applicant has produced DD No.146768 dated: 07-01-2016		
Amount: Rs.16,54,000/-	Rs.	16,53,722.00
Rounding off Rs.278	TOTAL Rs.	16,54,000/-

Bank Name. Vijaya Bank, Infantry Road Branch, Bengaluru.



LOCATION PLAN
Scale- NTS

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0464/14-15		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-3
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)	5157.52
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	5157.52
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	5157.52
MAX. PERMISSIBLE COVERAGE AREA -	(50%)	2578.76
Proposed Coverage Area	(23.94%)	1234.91
Achieved Net coverage area	(23.94%)	1234.91
BALANCE COVERAGE AREA LEFT	(26.06%)	1343.85
EXISTING STRUCTURE TO BE DEMOLISH		103.10
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	11604.42
ADDITIONAL FAR		-
Residential FAR		9338.72
Proposed FAR Area		9445.00
Substructure Area Add in FAR (Layout Lvl)		53.01
ACHIEVED NET FAR AREA	(1.84)	9498.61
BALANCE FAR AREA	(0.41)	2105.81
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		14192.42

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
JOHN. S BCC/BL-3.6/A-2598/2014-15	SRIKESAVA K MANAGING DIRECTOR, MAXWORTH REALTY INDIA LTD, GPA HOLDER FOR Sri.T. SURESH REDDY Smt.T.PADMINI CHANDRA, (KHATA HOLDERS), #22/1, RAILWAY PARALLEL ROAD, NEHRU NAGARA, BANGALORE-29 Address: Maxworth realty india ltd # 12/2, yamuna Bai Road, madhavanagar, bangalore,560001 Ph.no. 080-42439999.

OWNERS NAME:

KESAVA K

PROJECT DESCRIPTION::

PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING AT KHATA No.148/14/1, DODDABETTAHALLI, ATTURU, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.03, BANGALORE.

ARCHITECT:

JOHN. S
BCC/BL-3.6/A-2598/2014-15

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (BUILDING)	Residential	MultDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	120	1800.00	136	1870.00
Visitors Car Parking	12	165.00	0	0.00
Total Car	132	1815.00	136	1870.00
Two/Wheeler	12	165.00	0	0.00
Total Area	-	165.00	-	4073.75

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.
A-1 (BUILDING)	9338.72	9445.00	14138.81	120.00
Total	9338.72	9445.00	14138.81	120.00

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Reference No & Date.	Conditions Imposed
1	Fire Force Department	GBC(1)265/2014 dated 17-10-2014	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	Airport Authority of India	AAI/BIAA/TAN/CG/JAX/SOUTH/B07/1614/82381/365-1372 Dated : 03-09-2014	
3	BESCOM	EEE/HO/AEE(O)/AE(T)-2/13-14, 7949-47 Dated : 26-02-2014	
4	BSNL	DE/SAN/SGR-II/VOL.IV/9/11, dated: 26-06-2014	
5	BWSSB	BWSSB/EE/CAE/SUN/AEE(E)/AE TA(M)-0273/2014-15 dated: 26-05-2014	
6	KSPCB	PCB/120/CAP/14/14459 Reg No. 72859, Dt: 14-01-2015	

ಪರಿಷ್ಕೃತ ನಕ್ಷೆ: ಮೂಲ ಪ್ರತಿ:

ಟಿಪ್ಪಣಿ : ಈ ಪ್ರಿಂಟಿಗೆ ಕಾಯಿದೆಯ ಪ್ರಕಾರ ಸಹಿ ಮಾಡಿದೆ Addl.com/JDN/L/2295/11-12 ದಿನಾಂಕ 28/02/12 ರಂದು ಆಯುಕ್ತರು/ಜಂಟಿ ಆಯುಕ್ತರು/ಉಪ ಆಯುಕ್ತರು ಅನುಮತಿ ನೀಡಿರುತ್ತಾರೆ.

ಸದರಿ ಮಂಜೂರಾತಿ ಷರತ್ತು ಮತ್ತು ಆದೇಶದಂತೆ ಅನುಮತಿಸಲಾಗಿದೆ ದಿನಾಂಕ:02/2/16
ಹೆಚ್ಚುವರಿ ಎಫ್.ಎ.ಆರ್ (ಎಫ್) (ಸೆಲ್) ಎಫ್.ಎ.ಆರ್ ಸೆಲ್ ಎಸ್.ಟಿ.ಸಿ.ಸಿ ಸಂಖ್ಯೆ: ಎಲ್ಎಫ್ಎ/ಎಸ್ಟಿಸಿಸಿ/ 6/15-16
ದಿನಾಂಕ: 04/02/2016 ರಂದು ಷರತ್ತುಗಳೊಂದಿಗೆ ಅನುಮತಿಸಲಾಗಿದೆ.
ಅಧಿಕೃತ ಸಹಿದಾರರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ. ದಿನಾಂಕ: 04/02/2016
ಇದು 03/02/2016 ರಂದು ನಡೆದ ಸಭೆಯ ನಿರ್ಣಯದಂತೆ ಕೈಗೊಳ್ಳಲಾಗಿದೆ.
(ಎಲ್ಎಂಪಿ ಪರವಾಗಿ ಅಧಿಕೃತ ಸಹಿದಾರ)

ಇಂದಿನ ಸಹಿದಾರರು (ಸ್ಥಳದ ಯೋಜನೆ-ಸಾಧ್ಯತೆ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
04/2/16 1/2/16

N

TITLE:
FIRST FLOOR PLAN & TYPICAL SECOND TO EIGHTH FLOOR PLAN.

SCALE-1:100

Sheet - 04 of 05