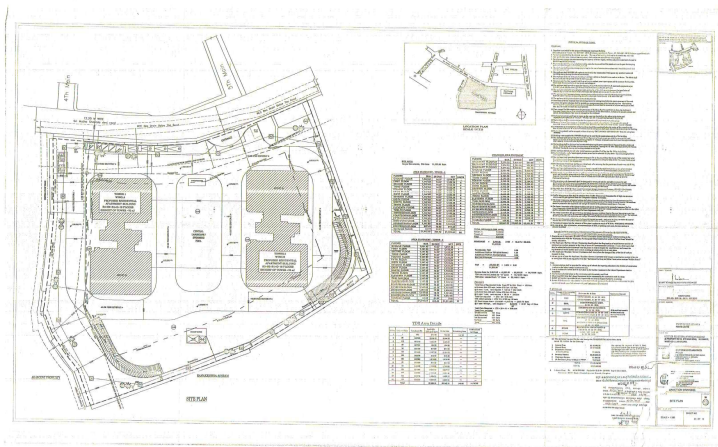
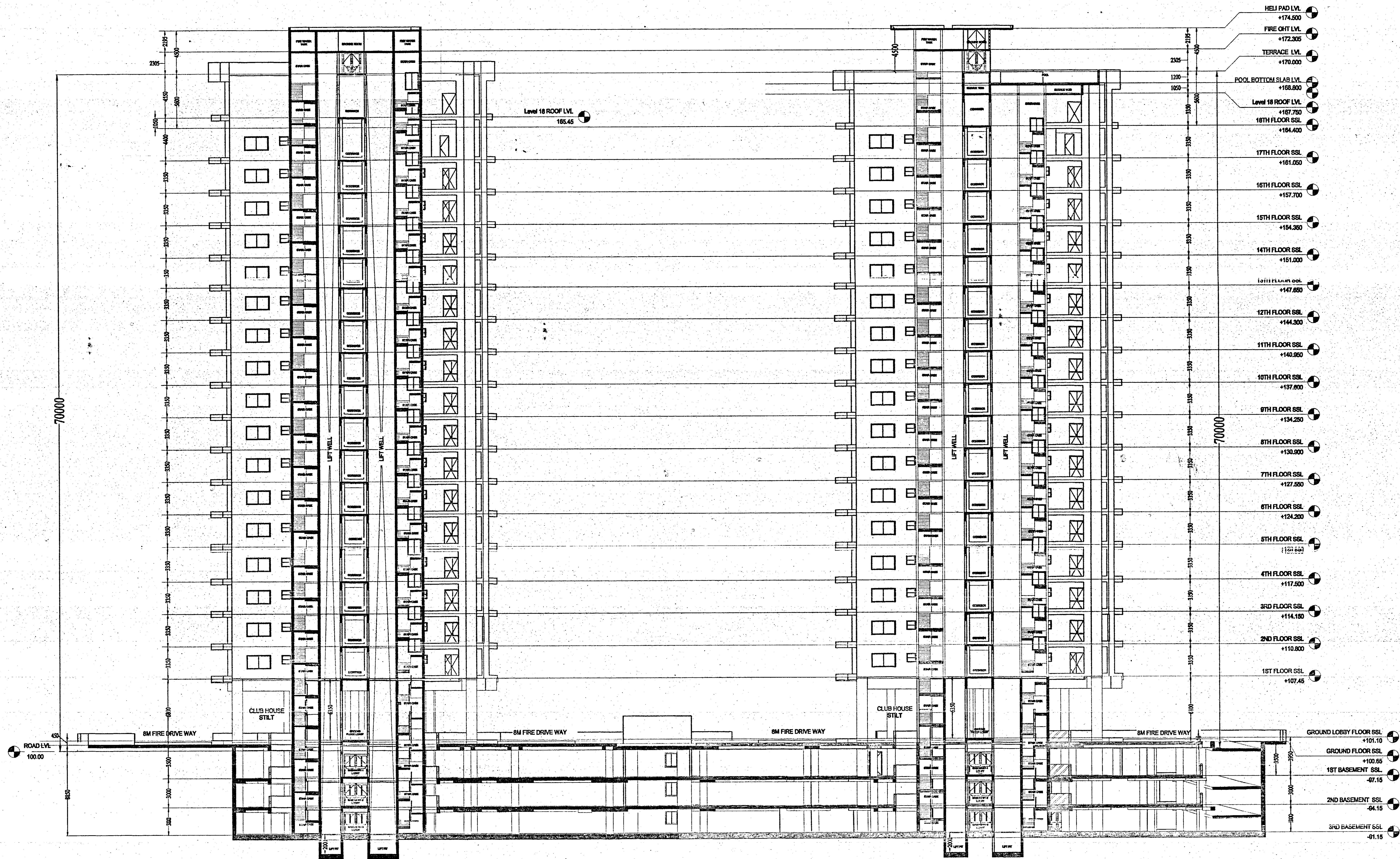






SECTION @ A-A
TOWER-1 & 2

Conditions

- Sanction is recorded for the proposed Residential Apartment Building.
- Construction of Tower - 01, 38F+GF+18UF (Eighteen upper floors), Tower - 02, 38F+GF+18UF (Eighteen upper floors) only.
- Sanction is recorded for Residential use only. The use of the building shall not be deviated to any other use.
- 38F and Surface area reserved for car 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 BSCOM 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 / untoward incidents arising during the time of construction.
- The applicant shall not stock any building materials / debris on footpath / 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. (D & D) code leaving 3.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for insulation of liftshaft equipment and also to make provision for telecom services as per By-law No. 25.
- 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.
- The applicant shall plant at least two trees in the premises.
- 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. 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 inspection.
- If any 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.
- Qualified personnel, applicant or owner or the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (By-law No. 3.6) under sub-section 18 (b) 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 before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license or one month after its completion shall apply for permission to occupy the building.
- 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 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 By-law 12A.
- 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 - 31) of Building by-laws 2003 shall be provided.
- 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 person together with the stepped entry.
- 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.
- 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 9 AM to 8 PM to avoid hindrance during late hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and disposed off in the prescribed manner as per the bye-laws of the Corporation.
- The structures with basement shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation. The basement shall be designed for retaining walls and proper structure of the walls of the structure in soil & retaining property, proper roads and footpaths, and besides.
- The NOC from KSPCO / State Level Environment Impact Assessment Classmate (SEIAC) / The Ministry of Environmental and Forest (MOEF) should be taken before commencement of work (if applicable).
- Sufficient two wheeler parking shall be provided as per requirement.
- 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.
- The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department in working condition of Fire Safety Measures installed. The condition should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
- The owner / Association of highrise building shall get the building inspected by competent agencies of the Fire Force Department to ensure that the fire equipment installed is in good and workable condition, and the staffs to be trained shall be submitted to the corporation and Fire Force Department every year.
- The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspector every Two years with due inspection by the department in working condition of Electrical installations / L.O. etc. The condition should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
- The owner / Association of the highrise building shall conduct two stock - checks in the building, one before the onset of monsoon and another during the monsoon and submit complete report to the Fire Force Department.
- Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
- 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

- 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 followed.
- 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".

Note

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction site.
- 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.
- BIMPP will not be responsible for any disputes 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. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	FIRE	GBO(1) 1207011, dt: 25-04-2012, GBO(1) 1207011, dt: 30-07-2014, AGM(TPS-6X)W/11-12KW, dt: 02-01-2012.	All the conditions imposed in the plan issued by the statutory body should be followed.
2)	BSNL		
3)	BSCOM	EEB/RND/AEE-09/AD/10554-55, dt: 14-02-2012.	
4)	KSPCO	PCB/311CHN/11/136, dt: 12-03-2012, PCB/311CHN/11/1612, dt: 05-12-2013, AS/COM/AG/18/11/136, dt: 25-03-2011.	
5)	HAL	AS/COM/AG/18/11/136, dt: 25-03-2011, dt: 05-12-2012.	
6)	BWSSB	BWSSB/EC/AC/11/136/10/136, dt: 24-01-12, dt: 21-01-2012.	
7)	SEIAA	SEIAA - 212 - CON - 11, dt: 21-06-2012.	

III. The Applicant has paid the fee vide Receipt No. 119/DTPSUT/01/2014 dated 25-11-2014 for the following:-

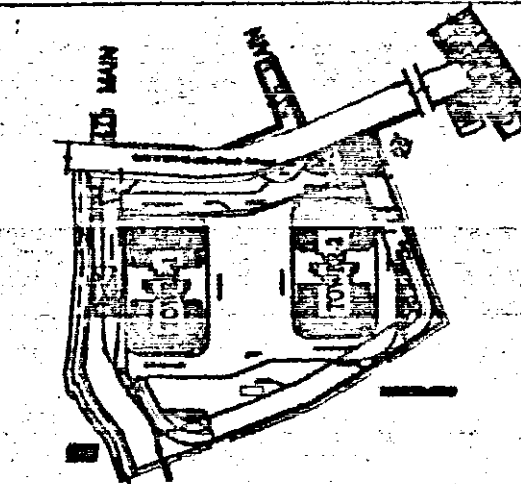
1. License Fee	23,49,480.00
2. Ground Rent	17,76,410.00
3. Development Charges	
a) For Building	73,992.00
b) Security Deposit	28,86,000.00
4. Plan copy charges	31,600.00
5. 1% Fee from Labour welfare to BIMPP	78,516.00
TOTAL	67,18,448.00
SAY Rs.	67,17,000.00

6. Labour Cess :- Rs. 46,08,000.00/- Paid vide D.D. No. 015970 dated: 24-11-2014.

The demand for payment of Park & Open Space fees in interim stay as per the order of Hon'ble High Court vide W.P. No. 257/2014 (LB-BMP) however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court Order.

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KEY PLAN



OWNERS SIGNATURE

STAMP SCHULE & SOMAPPA PRIVATE LIMITED

ARCHITECTS SIGNATURE

NAMTHI VASMA
REG. NO. : BCC / BL - 3 / A - 1877-08-08

OFFICERS SIGNATURE

STAMP SCHULE & SOMAPPA PRIVATE LIMITED

CLIENT

STAMP SCHULE & SOMAPPA PRIVATE LIMITED

PROJECT TITLE

MODIFIED RESIDENTIAL APARTMENT BUILDING
@ PROPERTY NO.13, 5th MAIN ROAD, K.G. NAGAR,
WARD NO.48, BANGALORE.

ARCHITECTS

GAYATHRI & NAMTHI ARCHITECTS
PVT. LTD.
4/1, TROUBLE TREE BOW, CALVERLEY COLONY,
BANGALORE - 56007
PHONE: 91-80-2311449 FAX: 2311774

STRUCTURAL CONSULTANTS

MA PRASAD CONSULTANTS Private Ltd
BANGALORE, KARNATAKA & DISTRICT
STRUCTURAL ENGINEERS
NO. 11-A G-13-ND-2
KARNATAKA ENGINEERS
BANGALORE - 56007
PHONE: 91-80-2311449 FAX: 2311774

Sanction Drawing

SECTION @ A-A

DATE

21-07-2014

SHEET NO.

SCALE = 1:150

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