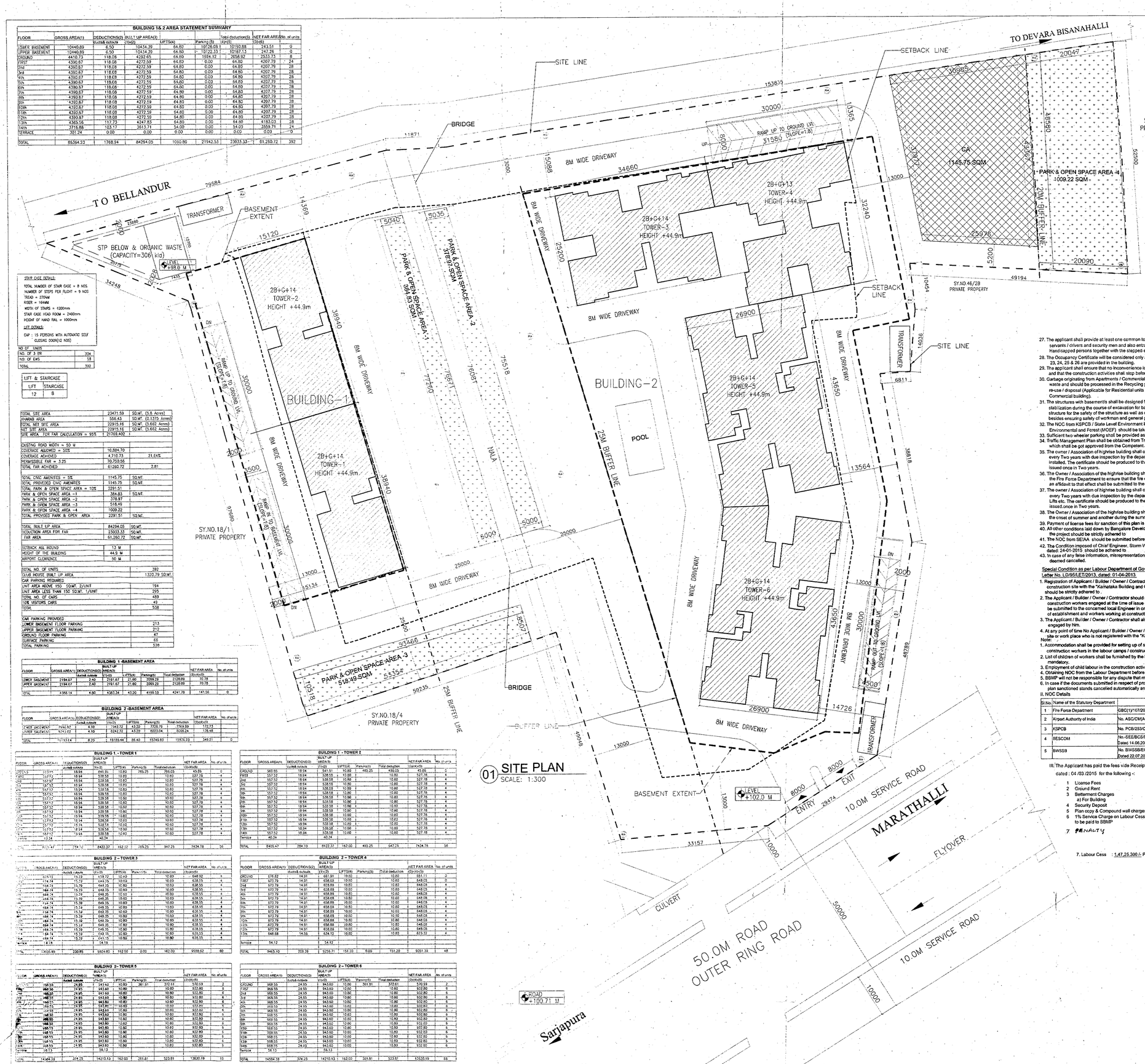


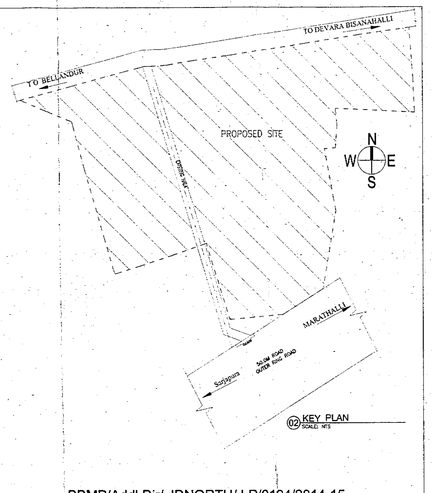


KEY PLAN
SCALE: NTS

| BUILDING 1& 2 AREA STATEMENT SUMMARY | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| FLOOR | GROSS AREA(1) | DEDUCTIONS(2) Ducts& outsuts | BUILT UP AREA(3) (1)-(2) | LIFTS(4) | | Total deductions(5) Parking (5) | (4)+(5) | NET FAR AREA(6) (3)-(6) | No. of units |
| LOWER BASEMENT | 10440.89 | 6.50 | 10434.39 | 64.80 | | 10176.69 | 10190.88 | 243.51 | 0 |
| UPPER BASEMENT | 10440.89 | 6.50 | 10434.39 | 64.80 | | 10122.33 | 10187.13 | 247.26 | 0 |
| GROUND | 4410.73 | 118.08 | 4292.65 | 64.80 | | 1994.12 | 2058.92 | 2233.73 | 8 |
| FIRST | 4390.67 | 118.08 | 4272.59 | 64.80 | | 0.00 | 64.80 | 4207.79 | 24 |
| 2nd | 4390.67 | 118.08 | 4272.59 | 64.80 | | 0.00 | 64.80 | 4207.79 | 28 |
| 3rd | 4390.67 | 118.08 | 4272.59 | 64.80 | | 0.00 | 64.80 | 4207.79 | 28 |
| 4th | 4390.67 | 118.08 | 4272.59 | 64.80 | | 0.00 | 64.80 | 4207.79 | 28 |
| 5th | 4390.67 | 118.08 | 4272.59 | 64.80 | | 0.00 | 64.80 | 4207.79 | 28 |
| 6th | 4390.67 | 118.08 | 4272.59 | 64.80 | | 0.00 | 64.80 | 4207.79 | 28 |
| 7th | 4390.67 | 118.08 | 4272.59 | 64.80 | | 0.00 | 64.80 | 4207.79 | 28 |
| 8th | 4390.67 | 118.08 | 4272.59 | 64.80 | | 0.00 | 64.80 | 4207.79 | 28 |
| 9th | 4390.67 | 118.08 | 4272.59 | 64.80 | | 0.00 | 64.80 | 4207.79 | 28 |
| 10th | 4390.67 | 118.08 | 4272.59 | 64.80 | | 0.00 | 64.80 | 4207.79 | 28 |
| 11th | 4390.67 | 118.08 | 4272.59 | 64.80 | | 0.00 | 64.80 | 4207.79 | 28 |
| 12th | 4390.67 | 118.08 | 4272.59 | 64.80 | | 0.00 | 64.80 | 4207.79 | 28 |
| 13th | 4369.56 | 117.73 | 4247.83 | 64.80 | | 0.00 | 64.80 | 4183.03 | 28 |
| 14th | 3716.88 | 103.17 | 3613.71 | 54.00 | | 0.00 | 54.00 | 3559.71 | 24 |
| TERRACE | 201.24 | 0.00 | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 | 0 |
| TOTAL | 86364.23 | 1768.94 | 84294.05 | 1090.80 | | 21942.53 | 23033.33 | 61,260.72 | 392 |

STAIR CASE DETAILS:

TOTAL NUMBER OF STAIR CASE = 8 NOS.
NUMBER OF STEPS PER FLIGHT = 9 NOS
TREAD = 270MM
RISER = 164MM
WIDTH OF STAIRS = 1200mm
STAIR CASE HEAD ROOM = 2400mm
HEIGHT OF HAND RAIL = 1000mm

LIFT DETAILS:

CAP : 15 PERSONS WITH AUTOMATIC SELF CLOSING DOOR(12 NOS)

| NO OF UNITS | |
|---|---|
| NO. OF 3 BR | 334 |
| NO. OF EWS | 58 |
| TOTAL | 392 |

| LIFT & STAIRCASE | |
|---|---|
| LIFT | STAIRCASE |
| 12 | 8 |

| | | |
|---|---|---|
| TOTAL SITE AREA | 23471.59 | SQ.MT. (5.8 Acres) |
| KHARAB AREA | 556.43 | SQ.MT. (0.138 Acres) |
| TOTAL NET SITE AREA | 22915.16 | SQ.MT. (5.662 Acres) |
| NET SITE AREA | 22915.16 | SQ.MT. (5.662 Acres) |
| SITE AREA FOR FAR CALCULATION = 95% | 21768.402 | |
| EXISTING ROAD WIDTH = 50 M | | |
| COVERAGE ALLOWED = 50% | 10,884.70 | |
| COVERAGE ACHIEVED | 4,710.73 | 21.64% |
| PERMISSIBLE FAR = 3.25 | 70,759.56 | |
| TOTAL FAR ACHIEVED | 61260.72 | 2.81 |
| TOTAL CIVIC AMENITIES = 5% | 1145.75 | SQ.MT. |
| TOTAL PROVIDED CIVIC AMENITIES | 1145.75 | SQ.MT. |
| TOTAL PARK & OPEN SPACE AREA = 10% | 2291.51 | |
| PARK & OPEN SPACE AREA -1 | 384.83 | SQ.MT. |
| PARK & OPEN SPACE AREA -2 | 378.97 | |
| PARK & OPEN SPACE AREA -3 | 518.49 | |
| PARK & OPEN SPACE AREA -4 | 1009.22 | |
| TOTAL PROVIDED PARK & OPEN AREA | 2291.51 | SQ.MT. |
| TOTAL BUILT UP AREA | 84294.05 | SQ.MT. |
| DEDUCTION AREA FOR FAR | 23033.33 | SQ.MT. |
| FAR AREA | 61,260.72 | SQ.MT. |
| SETBACK ALL ROUND | 13 M | |
| HEIGHT OF THE BUILDING | 44.9 M | |
| AIRPORT CLEARENCE | 50 M | |
| TOTAL NO. OF UNITS | | 392 |
| CLUB HOUSE BUILT UP AREA | | 1320.79 SQ.MT. |
| CAR PARKING REQUIRED | | |
| UNIT AREA ABOVE 150 SQ.MT. 2/UNIT | | 194 |
| UNIT AREA LESS THAN 150 SQ.MT. 1/UNIT | | 298 |
| TOTAL NO. OF CARS | | 489 |
| 10% VISITORS CARS | | 49 |
| TOTAL | | 538 |
| CAR PARKING PROVIDED | | |
| LOWER BASEMENT FLOOR PARKING | | 213 |
| UPPER BASEMENT FLOOR PARKING | | 212 |
| GROUND FLOOR PARKING | | 47 |
| SURFACE PARKING | | 66 |
| TOTAL PARKING | | 538 |

| BUILDING 1 -BASEMENT AREA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| FLOOR | GROSS AREA(1) | DEDUCTIONS(2) Ducts& outsuts | BUILT UP AREA(3) (1)-(2) | LIFTS(4) | Parking(5) | Total deduction (3)+(4)+(5) | NET FAR AREA (3)-(6) | No. of units |
| LOWER BASEMENT | 2194.07 | 2.40 | 2191.67 | 21.60 | 2069.29 | 2120.89 | 70.78 | |
| UPPER BASEMENT | 2194.07 | 2.40 | 2191.67 | 21.60 | 2069.29 | 2120.89 | 70.78 | |
| TOTAL | 4388.14 | 4.80 | 4383.34 | 43.20 | 4138.58 | 4241.78 | 141.56 | 0 |

| BUILDING 2 -BASEMENT AREA | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| FLOOR | GROSS AREA(1) | DEDUCTIONS(2) Ducts& outsuts | BUILT UP AREA(3) (1)-(2) | LIFTS(4) | Parking(5) | Total deduction (3)+(4)+(5) | NET FAR AREA (3)-(6) | No. of units |
| LOWER BASEMENT | 7424.57 | 4.10 | 7422.47 | 43.20 | 7378.79 | 7422.99 | 172.73 | |
| UPPER BASEMENT | 7424.57 | 4.10 | 7422.47 | 43.20 | 6023.04 | 6066.24 | 176.48 | |
| TOTAL | 14849.14 | 8.20 | 14844.94 | 86.40 | 13401.83 | 13489.23 | 349.21 | 0 |

| BUILDING 1 - TOWER 1 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| FLOOR | GROSS AREA(1) | DEDUCTIONS(2) Ducts& outsuts | BUILT UP AREA(3) (1)-(2) | LIFTS(4) | Parking(5) | Total deduction (3)+(4)+(5) | NET FAR AREA (3)-(6) | No. of units |
| GROUND | 537.52 | 18.94 | 518.58 | 10.80 | 463.79 | 493.53 | 25.05 | 0 |
| FIRST | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 2nd | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 3rd | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 4th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 5th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 6th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 7th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 8th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 9th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 10th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 11th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 12th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 13th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 14th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| Terrace | 40.24 | | 40.24 | | | | 43.86 | 0 |
| TOTAL | 8405.47 | 284.10 | 8121.37 | 162.00 | 463.79 | 947.25 | 7434.75 | 56 |

| BUILDING 1 - TOWER 2 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| FLOOR | GROSS AREA(1) | DEDUCTIONS(2) Ducts& outsuts | BUILT UP AREA(3) (1)-(2) | LIFTS(4) | Parking(5) | Total deduction (3)+(4)+(5) | NET FAR AREA (3)-(6) | No. of units |
| GROUND | 540.93 | 18.94 | 521.99 | 10.80 | 463.79 | 493.53 | 43.86 | 0 |
| FIRST | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 2nd | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 3rd | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 4th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 5th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 6th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 7th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 8th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 9th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 10th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 11th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 12th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 13th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| 14th | 537.52 | 18.94 | 518.58 | 10.80 | | 529.38 | 527.78 | 4 |
| Terrace | 40.24 | | 40.24 | | | | 43.86 | 0 |
| TOTAL | 8405.47 | 284.10 | 8121.37 | 162.00 | 463.79 | 947.25 | 7434.75 | 56 |

| BUILDING 2 - TOWER 3 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| FLOOR | GROSS AREA(1) | DEDUCTIONS(2) Ducts& outsuts | BUILT UP AREA(3) (1)-(2) | LIFTS(4) | Parking(5) | Total deduction (3)+(4)+(5) | NET FAR AREA (3)-(6) | No. of units |
| GROUND | 679.12 | 15.39 | 663.73 | 10.80 | | 10.80 | 652.93 | 4 |
| FIRST | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 2nd | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 3rd | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 4th | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 5th | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 6th | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 7th | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 8th | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 9th | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 10th | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 11th | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 12th | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 13th | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| 14th | 674.74 | 15.39 | 659.35 | 10.80 | | 10.80 | 648.55 | 4 |
| Terrace | 14.19 | | 14.19 | | | | | |
| TOTAL | 9450.90 | 330.85 | 9120.05 | 162.00 | 0.00 | 162.00 | 9558.62 | 60 |

| BUILDING 2 - TOWER 4 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| FLOOR | GROSS AREA(1) | DEDUCTION(S)2 Ducts& outsuts | BUILT UP AREA(3) (1)-(2) | LIFTS(4) | Parking(5) | Total deduction (3)+(4)+(5) | NET FAR AREA (3)-(6) | No. of units |
| GROUND | 676.62 | 14.91 | 661.71 | 10.80 | | 10.80 | 651.11 | 0 |
| FIRST | 673.79 | 14.91 | 658.88 | 10.80 | | 10.80 | 648.08 | 4 |
| 2nd | 673.79 | 14.91 | 658.88 | 10.80 | | 10.80 | 648.08 | 4 |
| 3rd | 673.79 | 14.91 | 658.88 | 10.80 | | 10.80 | 648.08 | 4 |
| 4th | 673.79 | 14.91 | 658.88 | 10.80 | | 10.80 | 648.08 | 4 |
| 5th | 673.79 | 14.91 | 658.88 | 10.80 | | 10.80 | 648.08 | 4 |
| 6th | 673.79 | 14.91 | 658.88 | 10.80 | | 10.80 | 648.08 | 4 |
| 7th | 673.79 | 14.91 | 658.88 | 10.80 | | 10.80 | 648.08 | 4 |
| 8th | 673.79 | 14.91 | 658.88 | 10.80 | | 10.80 | 648.08 | 4 |
| 9th | 673.79 | 14.91 | 658.88 | 10.80 | | 10.80 | 648.08 | 4 |
| 10th | 673.79 | 14.91 | 658.88 | 10.80 | | 10.80 | 648.08 | 4 |
| 11th | 673.79 | 14.91 | 658.88 | 10.80 | | 10.80 | 648.08 | 4 |
| 12th | 673.79 | 14.91 | 658.88 | 10.80 | | 10.80 | 648.08 | 4 |
| 13th | 648.68 | 14.56 | 634.12 | 10.80 | | 10.80 | 623.32 | 4 |
| Terrace | 54.12 | | 54.12 | | | | | |
| TOTAL | 9465.10 | 208.39 | 9256.71 | 151.20 | 0.00 | 151.20 | 9051.38 | 48 |

| BUILDING - 2 TOWER 5 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| FLOOR | GROSS AREA(1) | DEDUCTIONS(2) Ducts& outsuts | BUILT UP AREA(3) (1)-(2) | LIFTS(4) | Parking(5) | Total deduction (3)+(4)+(5) | NET FAR AREA (3)-(6) | No. of units |
| GROUND | 968.55 | 24.95 | 943.60 | 10.80 | 361.81 | 372.61 | 570.99 | 2 |
| FIRST | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 2nd | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 3rd | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 4th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 5th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 6th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 7th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 8th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 9th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 10th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 11th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 12th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 13th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 14th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| Terrace | 56.13 | | 56.13 | | | | | |
| TOTAL | 14564.38 | 374.25 | 14210.13 | 162.00 | 361.81 | 523.81 | 13630.19 | 69 |

| BUILDING 2 - TOWER 6 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| FLOOR | GROSS AREA(1) | DEDUCTIONS(2) Ducts& outsuts | BUILT UP AREA(3) (1)-(2) | LIFTS(4) | Parking(5) | Total deduction (3)+(4)+(5) | NET FAR AREA (3)-(6) | No. of units |
| GROUND | 968.55 | 24.95 | 943.60 | 10.80 | 361.81 | 372.61 | 570.99 | 2 |
| FIRST | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 2nd | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 3rd | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 4th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 5th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 6th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 7th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 8th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 9th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 10th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 11th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 12th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 13th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| 14th | 968.55 | 24.95 | 943.60 | 10.80 | | 10.80 | 932.80 | 5 |
| Terrace | 56.13 | | 56.13 | | | | | |
| TOTAL | 14564.38 | 374.25 | 14210.13 | 162.00 | 361.81 | 523.81 | 13630.19 | 69 |

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 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 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 400 kg. 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 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 workman and general public by erecting safe barricades.
32. The NOC from KSPCB / State Level Environment Impact Assessment Clearance (SEIAC) / The Ministry of Environmental 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 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 the highrise building shall get 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 the highrise building shall conduct two mock - trials 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. 4905/2008 & 2993/2008.
40. All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The NOC from SEIAA should be submitted before obtaining Commencement of Work
42. The Condition imposed of Chief Engineer, Storm Water Drain letter vide No :CE/SWD/PR/294/2014-15, dated: 24-01-2015 should be adhered to
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 (Hosadaagi Hoodike) Letter No. 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 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 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. NOC Details

| Sl.No. | Name of the Statutory Department | Reference No. & Date | Conditions Imposed |
|---|---|---|---|
| 1 | Fire Force Department | GBC(1)/107/2013 Dated 07.09.2013 | All the conditions imposed in the letter issued by the Statutory Body should be adhered to. |
| 2 | Airport Authority of India | No. ASC/CM(A)/151NA/L-BG-264/2011 Dated 25.11.2011 | |
| 3 | KSPCB | No. PCB/233/CNP/13/H1939 Dated 03.02.2014 | |
| 4 | BESCOM | No.-SEE/BCS/EE(O)/AEE-2/NOC-01/2013-14 Dated 14.06.2013 | |
| 5 | BWSSB | No. BWSSB/EE/ACE(M)-I/DCE(M)-I/FA(M)-I/399 / 2013-14 Dated 22.07.2013 | |

III. The Applicant has paid the fees vide Receipt No. TP/JDTPNRT/01/2014-15/ Mar /0017 dated : 04 /03 /2015 for the following :-

| | | |
|---|---|---|
| 1 | License Fees | : 71,50,735.00 |
| 2 | Ground Rent | : 34,54,559.00 |
| 3 | Betterment Charges a) For Building | : 1,72,728.00 |
| 4 | Security Deposit | : 86,36,423.00 |
| 5 | Plan copy & Compound wall charges | : 1,59,000.00 |
| 6 | 1% Service Charge on Labour Cess to be paid to BBMP | : 1,48,740.00 |
| 7 | PENALTY | 72,750.00 |
| | TOTAL | : 1,98,34,945.00 |
| | SAY Rs. | : 1,98,35,000.00 |

7. Labour Cess : 1,47,25,300 /- Paid vide DD No. 528185 dated: 02/ 03/2015

ನಕಲು ಪ್ರತಿ

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ಕಟ್ಟಡ ಅನುಮತಿಯ ಆದೇಶದ ದಿನಾಂಕ : 04/02/2015 ಮತ್ತು ಸಂಖ್ಯೆ : ಪಶಾಇ/ಸಿಸಿಪಿ/(ಎಲ್)/1147 ಮೇರೆ ಷರತ್ತು ಸಂಖ್ಯೆ 01 ರಲ್ಲಿ ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳನ್ನು ಪಾಲಿಸಲು ಒಪ್ಪಿಗೆ ಪತ್ರ ಸಲ್ಲಿಸಿದ್ದು ಅದರಂತೆ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಮಂಜೂರು ಮಾಡಿರುವುದು ಹಾಗೂ ಷರತ್ತು ಸಂಖ್ಯೆ: ಇದುವರೆಗೂ ಪಾಲಿಸಿರುವುದಾಗಿ ದಿನಾಂಕ: 16/03/2015 ರಂದು ಸಲ್ಲಿಸಿದ್ದು ಅದರಂತೆ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಕಡತವಿರುತ್ತದೆ. (ಅಧಿಕೃತ ಪರವಾನಿಗೆದಾರರ ಸಹಿ)

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಪಶ್ಚಿಮ) ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

BBMP/Addl.Dir/ JDNORTH/ LP/0194/2014-15

This Plan Sanction is issued subject to the following conditions -:

1. Sanction is accorded for the proposed construction of Residential Apartment Building.
   a) Building consisting of ( Building-1, Tower-1 & 2 ,2B+G+14 UF, Building-2, Tower-3 ,2B+G+14 UF, Tower-4 ,2B+G+13 UF, & Tower-5 & 6 ,2B+G+14 UF, ) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floors , Part of Ground Floor and 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 (e) 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 column 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. 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. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.

SCHEDULE OF OPENINGS

| SL.NO. | TYPE | SIZE | DESCRIPTION |
|---|---|---|---|
| 1 | SD | 1800 X 2400 | MAIN ENTRANCE DOOR |
| 2 | ED | 1500 X 2400 | CLUB HOUSE ENTRANCE DOOR |
| 3 | OD | 1500 X 2100 | BASEMENT& CLUB HOUSE DOOR |
| 4 | SD | 2400 X 2400 | SLIDING DOOR |
| 5 | FD | 1100 X 2100 | FIRE DOOR |
| 6 | D | 1050 X 2400 | FLAT ENT DOOR |
| 7 | D1 | 900 X 2100 | BEDROOM DOOR |
| 8 | D2 | 750 X 2100 | TOILET DOOR |
| 9 | W | 2100 X 1200 | KITCHEN WINDOW |
| 10 | W0 | 1700 X 1200 | KITCHEN WINDOW |
| 11 | W1 | 1800 X 1500 | BEDROOM WINDOW |
| 12 | W2 | 1800 X 1200 | KITCHEN WINDOW |
| 13 | W3 | 1800 X 1200 | LOBBY WINDOW |
| 14 | W3a | 1500 X 1200 | LOBBY WINDOW |
| 15 | W4 | 1800 X 1200 | STAIRCASE WINDOW |
| 16 | W4a | 1200 X 1200 | STAIRCASE WINDOW |
| 17 | W5 | 600 X 1200 | SERVANTS WINDOW |
| 18 | V | 600 X 600 | VENTILATOR ELECTRICAL ROOM |
| 19 | V1 | 500 X 600 | VENTILATOR |
| 20 | M5 | 1200 X 2400 | ELECTRICAL & PUMP DOOR |
| 21 | M51 | 1100 X 2100 | LIFT EXIT DOOR |
| 22 | D01 | 500 X 1500 | PVC DUCT DOOR |
| 23 | D02 | 750 X 500 | ELECTRICAL DUCT DOOR |
| 24 | D03 | 750 X 500 | TV/TELECOM DOOR |

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT AT PROPERTY BEARING BBMP KATHA NO :-54/ 13/ 2, SY NO. 11, 18/2, 18/3, KATHA NO. 15, SY NO. 19/1, 2, 3, 4, 5, 7, 46/1, 46/2, 47, DEVARABEESANAHALLI VILLAGE AND BELLANDURU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, WARD NO. 150, MAHADEVAPURA ZONE, BANGALORE.

OWNERS' SIGNATURE:

DIRECTOR

sterling
Sterling Wide Infraprojects Pvt Ltd

ARCHITECTS' SIGNATURE:

V.NARASIMHAN
ARCHITECT
BCC/BL-3.6/A: 242:1848:08-09

TITLE: SITE PLAN ,AREA STATEMENT & KEY PLAN

| DEALT | JOB NO | SHEET NO | REVISION |
|---|---|---|---|
| MALATHI | 215.08.03.09 | 1 OF 9 | D |