FLOORWISE FAR STATEMENT: A (RESIDENTIAL)

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.	Carpet Area other than Tenement
Terrace Floor..	77.41	73.79	0.00	3.62	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor..	3905.70	0.00	27.85	0.00	0.00	0.00	3877.85	3877.85	33.00	0.00
Third Floor..	3905.70	0.00	27.85	0.00	0.00	0.00	3877.85	3877.85	33.00	0.00
Second Floor..	3905.70	0.00	27.85	0.00	0.00	0.00	3877.85	3877.85	33.00	0.00
First Floor..	3873.43	0.00	27.85	0.00	0.00	0.00	3845.58	3845.58	33.00	0.00
Ground Floor..	3732.94	0.00	27.85	0.00	0.00	0.00	3705.09	3705.09	33.00	0.00
Basement Floor..	6139.21	0.00	30.83	0.00	191.10	5740.53	103.15	176.76	0.00	103.15
Total:	22540.09	73.79	170.08	3.62	191.10	5740.53	19267.87	19360.97	165.00	103.15

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESIDENTIAL)	19360.97	19375.97	25555.09	165.00	103.15
Total:	19360.97	19375.97	25555.09	165.00	103.15

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS
V	0.86	0.60	05
V	1.00	0.60	301
W1	1.00	1.50	05
W1	1.22	1.50	535
SD	1.36	1.83	01
SD	1.41	1.83	03
SD	1.46	1.83	01
W	1.59	1.50	05
SD	1.61	1.83	03
SD	1.64	1.83	01
W	1.83	1.50	400
SD	1.97	1.85	04
SD	1.93	1.85	01
W1	2.00	1.83	45
SD	2.09	1.85	05
SD	2.13	1.83	22
SD	2.13	1.85	55
W	2.13	1.85	59

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS
D2	0.76	2.15	746
D1	0.91	2.15	647
ED	1.07	2.15	159
SD	2.13	2.15	46

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 3.65 X 1	3.90	83.65
	1.10 X 6.68 X 1	7.36	
	1.10 X 6.76 X 6	44.70	
	1.10 X 6.86 X 1	7.66	
	1.10 X 3.30 X 2	7.26	
	1.10 X 2.31 X 1	2.54	
	1.10 X 2.13 X 1	2.34	
	1.10 X 3.97 X 1	4.37	
	1.10 X 3.47 X 1	3.82	
SECOND FLOOR	1.52 X 3.55 X 1	5.39	116.17
	1.52 X 6.68 X 1	10.16	
	1.52 X 6.76 X 6	61.74	
	1.52 X 6.86 X 1	10.44	
	1.52 X 3.30 X 2	10.04	
	1.52 X 2.31 X 1	3.51	
	1.68 X 2.13 X 1	3.58	
	1.52 X 3.97 X 1	6.04	
	1.52 X 3.47 X 1	5.27	
THIRD FLOOR	1.52 X 3.55 X 1	5.39	116.17
	1.52 X 6.68 X 1	10.16	
	1.52 X 6.76 X 6	61.74	
	1.52 X 6.86 X 1	10.44	
	1.52 X 3.30 X 2	10.04	
	1.52 X 2.31 X 1	3.51	
	1.68 X 2.13 X 1	3.58	
	1.52 X 3.97 X 1	6.04	
	1.52 X 3.47 X 1	5.27	
FOURTH FLOOR	1.52 X 3.55 X 1	5.39	116.17
	1.52 X 6.68 X 1	10.16	
	1.52 X 6.76 X 6	61.74	
	1.52 X 6.86 X 1	10.44	
	1.52 X 3.30 X 2	10.04	
	1.52 X 2.31 X 1	3.51	
	1.68 X 2.13 X 1	3.58	
	1.52 X 3.97 X 1	6.04	
	1.52 X 3.47 X 1	5.27	

II. The Applicant has paid the fees vide Receipt No. TP/JDT/PNRT/01/2015 16/Oct/0004 dated: 01-10-2015 for the following:-

1. Licence Fees	:	23,72,743.00
2. Ground Rent	:	11,49,984.00
3. Betterment Charges		
a) For Building	:	61,110.00
b) For Site	:	1,74,002.00
4. Security Deposit	:	25,55,520.00
5. Plan copy & Compound wall charges	:	78,800.00
6. 1% Labour Cess Service Charges	:	38,705.00
TOTAL	:	64,20,864.00
Say Rs	:	64,21,000.00

7. Labour Cess

The Applicant has produced DD No. 072465 Dated: 30/09/2015
Amount Rs. 38,31,800/-
Bank Name : - State Bank Of Mysore Branch :- Horamavu , Bangalore.

BBMP/Addl.Dir/JD NORTH/0590/13-14

I Conditions:

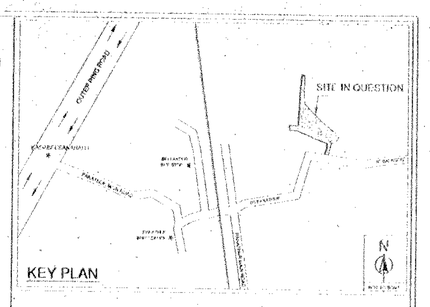
1. Sanction is accorded for the Proposed Residential Apartment Building AT #82/18,PANATTURU VILLAGE, SY No: 13 and BELLANDUR AMANIKERE KHANE Sy No 240/4,240/6,241/2, BANGALORE NORTH TALUK, VARTHUR HOBLI, WARD No.149, MAHADEVAPURA ZONE, BANGALORE.
   a) Consist of BF+GF+4UF (Four upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floor 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 / unforward 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 / E ngineer / 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 (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 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 two 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 prescrib ed 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 men and also entrance shall be approache d 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 build ings 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 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. Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
36. 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 the third time.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. 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.41908-41909/2015 (LB-BMP) Dated 28-09-2015 however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court order
39. The applicant should obtain permission to construct cross over bridge across the nala as per the design approved by the CE (SWD) at their own cost before commencing the construction activity.
40. 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): 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 workers 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 mandat ory.
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.



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0590/13-14		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Proposed Development	Ward:	Ward-149
Nature of Sanction:	New	Plot No Value:	82
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)	8700.12
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	8700.12
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	8700.12
MAX. PERMISSIBLE COVERAGE AREA	(50%)	4350.06
Proposed Coverage Area	(45.52%)	3960.23
Achieved Net coverage area	(45.52%)	3960.23
BALANCE COVERAGE AREA LEFT	(4.48%)	389.83
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	19575.27
ADDITIONAL FAR		
Residential FAR		19360.97
Proposed FAR Area		19360.97
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.23)	19375.97
BALANCE FAR AREA	(0.02)	199.30
PERMISSIBLE BUILT UP AREA		
ACHIEVED BUILT UP AREA		25555.09

ARCH / ENGG / SUPERVISOR (Regd) | OWNER

G.P.A HOLDER

1. H.S.RAVIPRAKASH REDDY
2. L.NAGARAJU.

Managing partners for
M/s.SATWI INFRA
KHATA HOLDER

H.S.Ravi Prakash Reddy
BCC/BI-3.6/E-3601/11-12

M/S.UPSTATE PROJECTS
Managing partners for
Mr. C.J.Sarangpath Kumar,
Mr. M. Venkanta Reddy

OWNER'S NAME :- G.P.A.HOLDER

GPA holder for M/s Satwi Infra Managing partners for H.S.Ravipraka s.Reddy & L.Nagaraju

OWNER'S NAME: KHATA HOLDER

M/s. Upstate Projects Rep By its Managing partners Mr. C.J.Sarangpath Kumar, Mr. M. Venkata Reddy # 100, Mckinley Pentbook Layout, Panathur Bangalore - 560103. (Ph No-+91 99801 06217)

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING #82/18, PANATURU VILLAGE, SY.No: 13 and BELLANDUR AMANIKERE KHANE Sy No.240/4,240/6,241/2, BANGALORE NORTH TALUK, VARTHUR HOBLI, WARD No. 149, MAHADEVAPURA ZONE, BANGALORE.

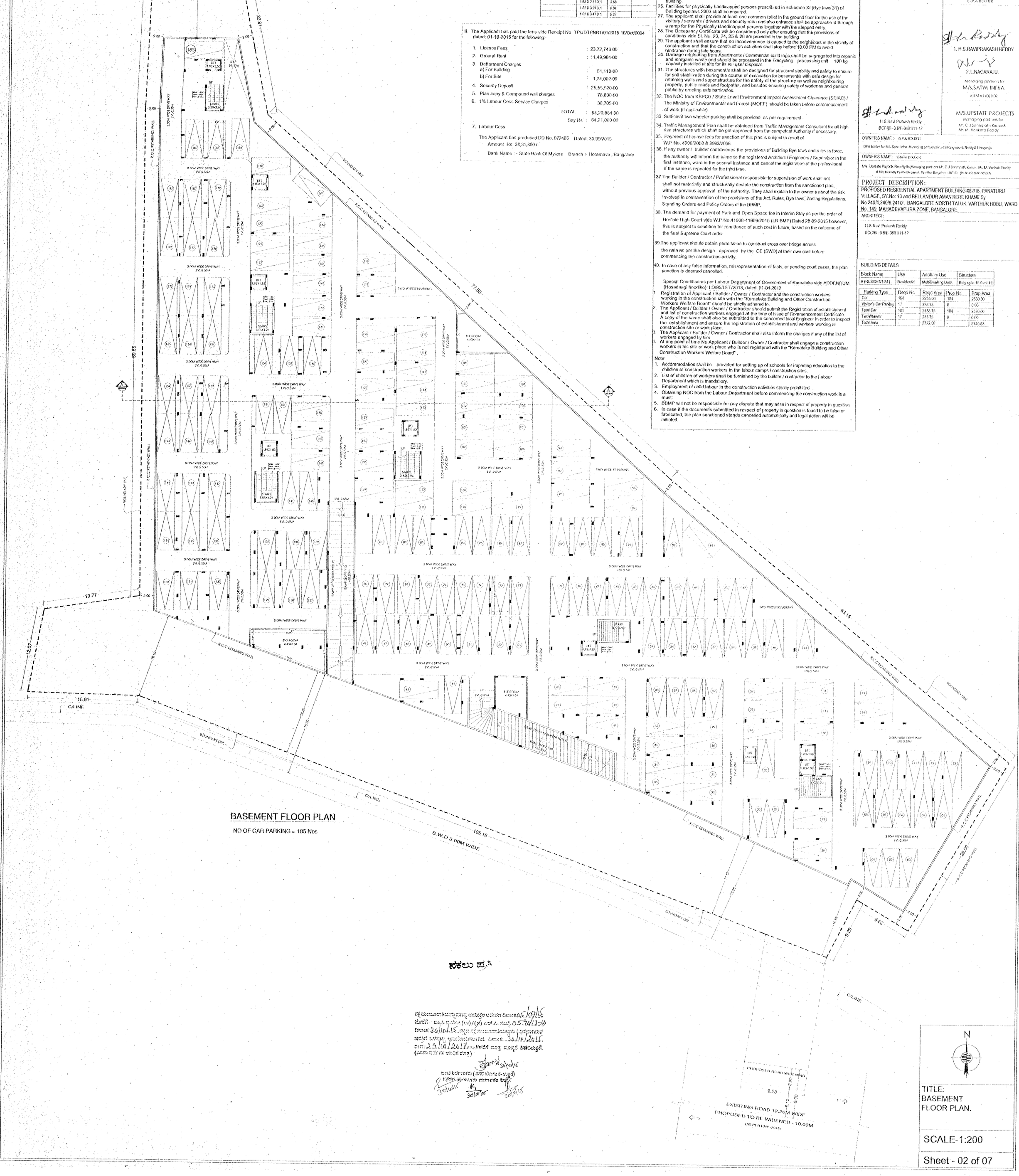
ARCHITECT:

H.S.Ravi Prakash Reddy
BCC/BI-3.6/E-3601/11-12

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL)	Residential	Multi Dwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	164	2255.00	184	2530.00
Visitor's Car Parking	17	233.75	0	0.00
Total Car	181	2488.75	184	2530.00
TwoWheeler	17	233.75	0	0.00
Total Area	-	2722.50	-	5740.53



TITLE:
BASEMENT
FLOOR PLAN.

SCALE-1:200

Sheet - 02 of 07

FLOORWISE FAR STATEMENT: A (RESIDENTIAL)

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.	Carpet Area other than Tenement
Terrace Floor	17.11	73.73	0.00	3.62	0.00	0.00	0.00	0.00	00.00	0.00
Fourth Floor	2905.70	0.00	27.55	0.00	0.00	0.00	2877.85	2877.85	33.00	0.00
Third Floor	2905.70	0.00	27.55	0.00	0.00	0.00	2877.85	2877.85	33.00	0.00
Second Floor	2905.70	0.00	27.55	0.00	0.00	0.00	2877.85	2877.85	33.00	0.00
First Floor	3873.10	0.00	27.55	0.00	0.00	0.00	3845.55	3845.55	33.00	0.00
Ground Floor	3732.26	0.00	27.55	0.00	0.00	0.00	3705.10	3705.10	33.00	0.00
Basement Floor	6109.21	0.00	49.83	0.00	151.10	5740.53	168.15	168.15	0.00	153.15
Total:	25240.69	73.73	170.08	3.62	151.10	5740.53	19267.37	19360.97	165.00	153.15

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESIDENTIAL)	19360.97	19375.97	25555.09	165.00	153.15
Total:	19360.97	19375.97	25555.09	165.00	153.15

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.46	0.97	05
V	1.00	0.50	291
W	1.00	1.50	05
W1	1.22	1.50	346
D2	1.06	1.83	01
D2	1.41	1.83	03
D3	1.50	1.83	01
W	1.59	1.50	05
D2	1.61	1.83	03
D2	1.64	1.83	01
W	1.83	1.50	450
D2	1.92	1.85	04
D2	1.98	1.85	01
W1	2.00	1.83	45
D2	2.08	1.85	05
D2	2.13	1.85	08
D2	2.13	1.85	15
W	2.13	1.85	52

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
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D1	0.91	2.15	647
D3	1.07	2.15	159
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FLOOR	SIZE	AREA	TOTAL AREA
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	1.10 X 6.68 X 1	7.35	
	1.10 X 6.68 X 8	44.10	
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	1.10 X 2.13 X 1	2.34	
	1.10 X 3.97 X 1	4.37	
	1.10 X 3.17 X 1	3.49	
SECOND FLOOR	1.52 X 3.55 X 1	5.39	116.17
	1.52 X 6.68 X 1	10.18	
	1.52 X 6.68 X 8	81.44	
	1.52 X 6.68 X 1	10.18	
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14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
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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 means prescribed in National Building code and in the "Criteria for earthquake resistant design of structures" leading 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 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 / constituents / clients and security men and the 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 19(a) 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 use and 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 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. Payment of license fees for sanction of this plan is subject to result of W.P.No. 4300/2004 & 22502/2003.
36. 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 the third time.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. 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.41908-41909/2015 (LB-BMP) Dated 28-09-2015 however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court order
39. The applicant should obtain permission to construct cross over bridge across the nala as per the design approved by the CE (SWD) at their own cost before commencing the construction activity.
40. 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 hoodika) 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 the Applicant / Builder / Owner / Contractor shall engage a construction workers 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.
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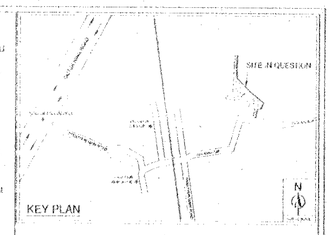


AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No :	BBMP/Addl.Dir/JD NORTH/0599/13-14		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Proposed Development	Ward:	Ward-149
Nature of Sanction:	New	Plot No Value:	82
Plot Use:	Residential	City Survey No.:	-
Location:	Ring III	Property No.:	
Land Use Zone:	Residential (Main)		
Land Use Block:			

AREA DETAILS			SQ.MT.
AREA OF PLOT (Minimum)		(A)	8700.12
NET AREA OF PLOT (Plot Area considered for COVERAGE)		(B)	8700.12
BALANCE AREA OF PLOT (considered For Plot FAR)		(C)	8700.12
MAX PERMISSIBLE COVERAGE AREA	(50%)		4350.06
Proposed Coverage Area	(15.92%)		1660.23
Achieved Net coverage area	(15.92%)		1660.23
BALANCE COVERAGE AREA LEFT	(34.08%)		2689.83
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)		19575.27
ADDITIONAL FAR			
Residential FAR			19360.97
Proposed FAR Area			19360.97
Substructure Area Add in FAR (Layout Det)			15.00
ACHIEVED NET FAR AREA	(2.23)		19375.97
BALANCE FAR AREA	(0.02)		199.30
PERMISSIBLE BUILT UP AREA			
ACHIEVED BUILT UP AREA			25555.09

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
	GPA HOLDER
	1. H.S.RAVIPRAKASH REDDY 2. L.NAGARAJU. Managing partner for M/S.SAITWI INFRA GPA HOLDER
H.S.Ravi Prakash Reddy BCC/BL-3/E-36/11-12	M/S.UPSTATE PROJECTS Managing partners for Mr. C.J.Sarangath Kumar & Mr. M. Venkata Reddy

OWNER'S NAME :- GPA HOLDER

GPA Holder for this Total Area, Managing partners for M.S.Upstate Projects by Ti.Nagaraju

OWNER'S NAME :- GPA HOLDER

M/s. Upstate Projects Rep By its Managing partners Mr. C.J.Sarangath Kumar, Mr. M. Venkata Reddy
30, Nirmaly Personal Layout, Yelahanka, Bangalore - 560 064. (Sy.No.37 of Kattigenahalli)

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING #82/18, PANATTURU VILLAGE, SY.No. 13 and BELLANDUR AMANIKERE KHANE Sy No.2/2/4, 2/4/6,2/1/2, BANGALORE NORTH TALUK, VARTHUR HOBLI, WARD No. 149, MAHADEVAPURA ZONE, BANGALORE

ARCHITECT:

H.S.Ravi Prakash Reddy
BCC/BL-3/E-36/11-12

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A(RESIDENTIAL)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	164	2253.00	164	2530.00
Visitor's Car Parking	17	233.75	0	0.00
Total Car	181	2486.75	164	2530.00
Two Wheeler	17	233.75	0	0.00
Total Area	-	2022.50	-	3760.53

ನಕಲು ಪ್ರತಿ

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ:05/09/15 ಮೇರೆಗೆ ಬಿಬಿಎಂಪಿ(ಪ)/(ಪಶ್ಚಿಮ) ಬಿ.ಎ.ಸಂ ಸಂಖ್ಯೆ:05/9/11-14 ದಿನಾಂಕ:30/10/15 ನಕ್ಷೆಯ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಷರತ್ತುಗಳಿಗೆಯ ಹಿಂದಿನಂತೆ ಬಿಎಂಟಿಎಫ್ ಆಧಾರದಲ್ಲಿರುವುದು. ದಿನಾಂಕ:30/10/2015 ರಂದು 2/4/6/2/4/2/1 ಯವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಹೆಚ್ಚಿಸಿರುತ್ತೆ. (ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

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

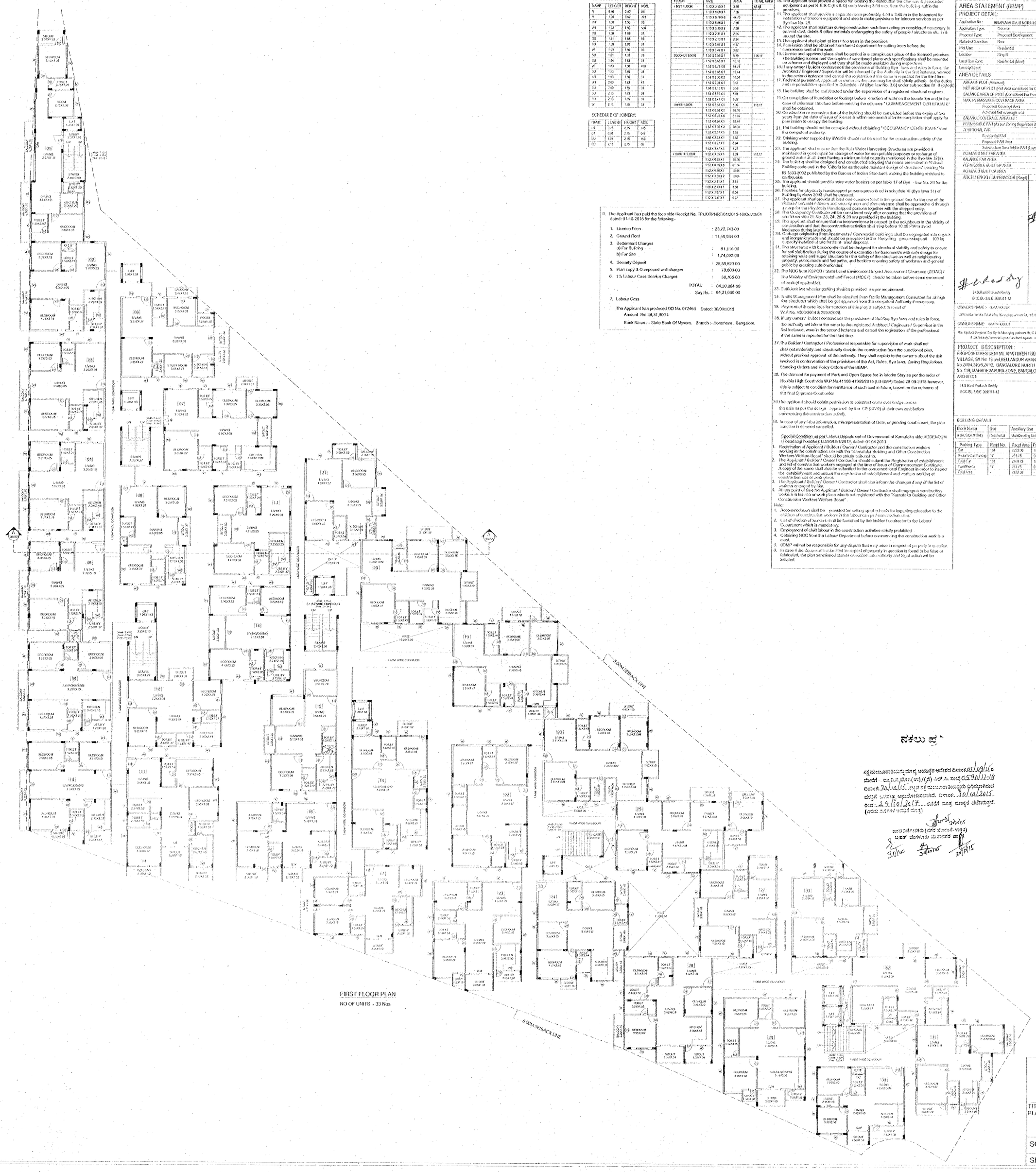
30/10 30/10/15 30/10/15

N

TITLE: FIRST FLOOR PLAN.

SCALE-1:150

Sheet - 04 of 07



FIRST FLOOR PLAN

NO OF UNITS = 33 Nos

FLOORWISE FAR STATEMENT - A (RESIDENTIAL)

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.	Carpet Area other than Tenement
Terrace Floor	77.41	73.79	0.00	3.62	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	3905.70	0.00	27.85	0.00	0.00	0.00	3877.85	3877.85	33.00	0.00
Third Floor	3905.70	0.00	27.85	0.00	0.00	0.00	3877.85	3877.85	33.00	0.00
Second Floor	3905.70	0.00	27.85	0.00	0.00	0.00	3877.85	3877.85	33.00	0.00
First Floor	3873.43	0.00	27.85	0.00	0.00	0.00	3845.58	3845.58	33.00	0.00
Ground Floor	3732.94	0.00	27.85	0.00	0.00	0.00	3705.09	3705.09	33.00	0.00
Basement Floor	6139.21	0.00	30.83	0.00	191.10	5740.53	193.15	178.78	0.00	103.15
Total	25540.09	73.79	170.08	3.62	191.10	5740.53	19287.37	19360.97	165.00	103.15

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESIDENTIAL)	19360.97	19375.97	25555.09	165.00	103.15
Total	19360.97	19375.97	25555.09	165.00	103.15

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.86	0.60	05
V	1.00	0.60	391
W1	1.00	1.50	09
W1	1.22	1.00	336
SD	1.36	1.83	01
SD	1.41	1.83	03
SD	1.50	1.83	01
W	1.50	1.50	05
SD	1.61	1.83	03
SD	1.64	1.83	01
W	1.83	1.50	400
SD	1.92	1.85	04
SD	1.93	1.85	01
W1	2.00	1.83	45
SD	2.09	1.85	05
SD	2.13	1.83	29
SD	2.13	1.85	55
W	2.13	1.65	39

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.76	2.15	746
D1	0.91	2.15	647
ED	1.07	2.15	159
SD	2.13	2.15	45

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 3.55 X 1	3.90	83.85
	1.10 X 6.68 X 1	7.35	
	1.10 X 6.76 X 6	44.70	
	1.10 X 6.86 X 1	7.55	
	1.10 X 3.30 X 2	7.26	
	1.10 X 2.31 X 1	2.54	
	1.10 X 2.13 X 1	2.34	
	1.10 X 3.97 X 1	4.37	
	1.10 X 3.47 X 1	3.82	
SECOND FLOOR	1.52 X 3.55 X 1	5.39	116.17
	1.52 X 6.68 X 1	10.16	
	1.52 X 6.76 X 6	61.74	
	1.52 X 6.86 X 1	10.44	
	1.52 X 3.30 X 2	10.04	
	1.52 X 2.31 X 1	3.51	
	1.68 X 2.13 X 1	3.58	
	1.52 X 3.97 X 1	6.04	
	1.52 X 3.47 X 1	5.27	
THIRD FLOOR	1.52 X 3.55 X 1	5.39	116.17
	1.52 X 6.68 X 1	10.16	
	1.52 X 6.76 X 6	61.74	
	1.52 X 6.86 X 1	10.44	
	1.52 X 3.30 X 2	10.04	
	1.52 X 2.31 X 1	3.51	
	1.68 X 2.13 X 1	3.58	
	1.52 X 3.97 X 1	6.04	
	1.52 X 3.47 X 1	5.27	
FOURTH FLOOR	1.52 X 3.55 X 1	5.39	116.17
	1.52 X 6.68 X 1	10.16	
	1.52 X 6.76 X 6	61.74	
	1.52 X 6.86 X 1	10.44	
	1.52 X 3.30 X 2	10.04	
	1.52 X 2.31 X 1	3.51	
	1.68 X 2.13 X 1	3.58	
	1.52 X 3.97 X 1	6.04	
	1.52 X 3.47 X 1	5.27	

ii. The Applicant has paid the fees vide Receipt No. TP/JDTPNRT/01/2015-16/Oct/0004 dated: 01-10-2015 for the following:-

1. Licence Fees	:	23,72,743-00
2. Ground Rent	:	11,49,984-00
3. Betterment Charges		
a) For Building	:	51,110-00
b) For Site	:	1,74,002-00
4. Security Deposit	:	25,55,520-00
5. Plan copy & Compound wall charges	:	78,800-00
6. 1% Labour Cess Service Charges	:	38,705-00
TOTAL	:	64,20,864-00
Say Rs.	:	64,21,000-00

7. Labour Cess

The Applicant has produced DD No. 0/2465 Dated: 30/09/2015
Amount Rs: 38,31,800/-
Bank Name : - State Bank Of Mysore. Branch :- Horamavu , Bangalore.

BBMP/Addl.Dir/JD NORTH/0590/13-14

I Conditions:

1. Sanction is accorded for the Proposed Residential Apartment Building AT #82/18,PANATTURU VILLAGE, SY.No: 13 and BELLANDUR AMANIKERE KHANE Sy No.240/4,240/8,241/2, BANGALORE NORTH TALUK, VARTHUR HOBLI, WARD No.149, MAHADEVAPURA ZONE, BANGALORE
   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 other use.
3. Basement floor 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 premis es 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 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 two 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 prescrib ed 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 men and also entrance shall be approache d 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.
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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.
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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 workers 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.
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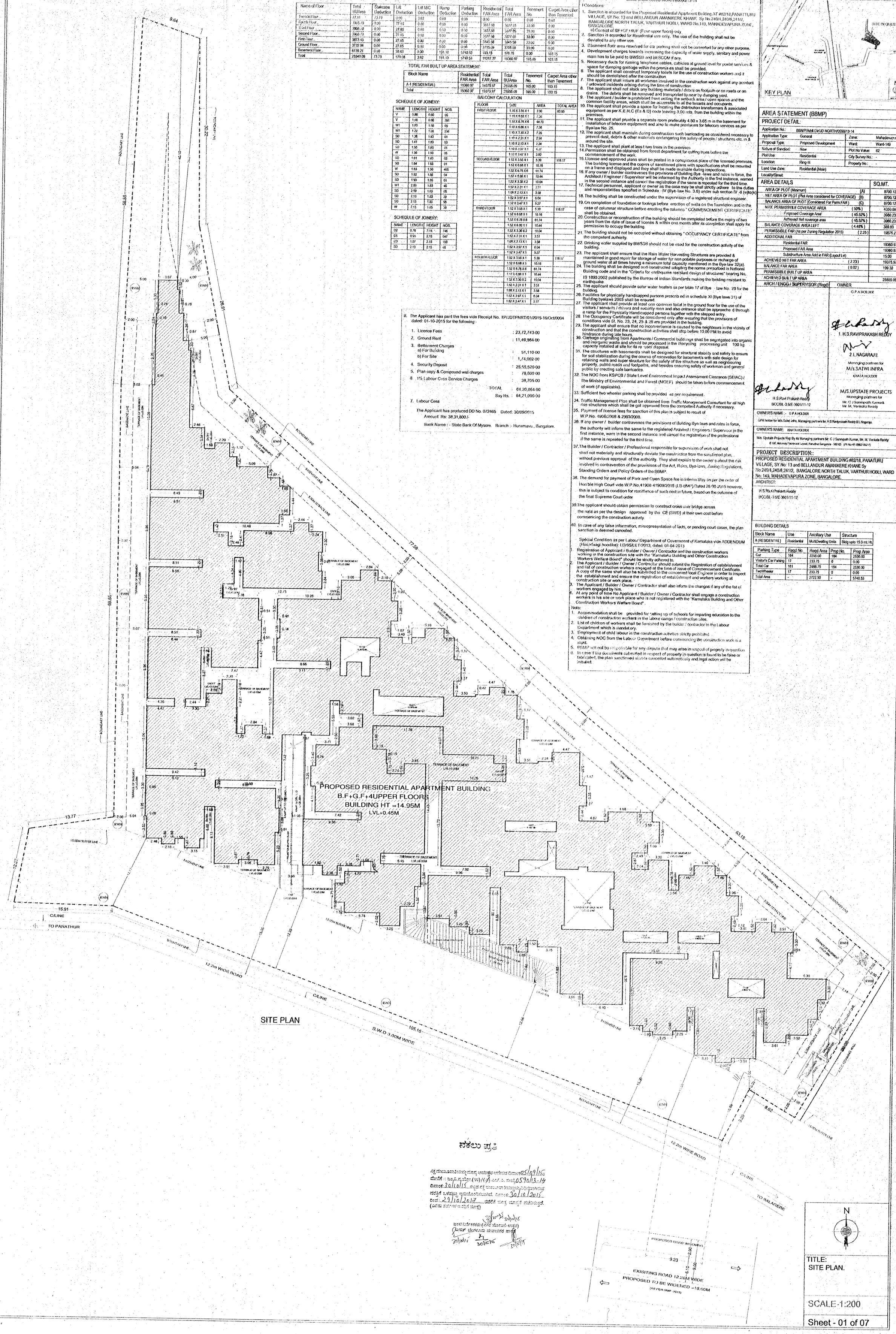


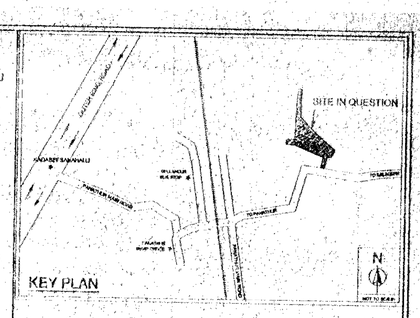
SITE PLAN

ನಕಲು ಪ್ರತಿ

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಸಹಾಯ ಆಯುಕ್ತರು ಆದೇಶದ ದಿನಾಂಕ 25/09/15
ಮೇರೆಗೆ ಸಂ.ಸಿ.ಸಿ ಪರಿಶೀ.(ಉ)/(ಪ) ಬಿ.ಬಿ.ಎಂ.ಪಿ. ಸಂಖ್ಯೆ 0590/13-14
ದಿನಾಂಕ: 30/10/15 ಅನ್ವಯ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕಂದಾಯ ವಿಭಾಗದಿಂದ ಪಡೆದುಕೊಳ್ಳುವುದು
ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಆದೇಶಿಸಲಾಗಿರುತ್ತದೆ. ದಿನಾಂಕ: 30/10/2015
ದಿನಾಂಕ: 29/10/2017 ವರೆಗೆ ಮಾನ್ಯ ಮಾಡಿಕೆ ನವೀಕರಿಸಲಾಗಿದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉಸ್ತುವಾರಿ)
ಪೀಣ್ಯಾ ಉಪವಿಭಾಗ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

30/10/15 30/10/15 30/10/15 30/10/15



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0590/13-14		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Proposed Development	Ward:	Ward-149
Nature of Sanction:	New	Plot No Value:	82
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)	8700.12
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	8700.12
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	8700.12
MAX. PERMISSIBLE COVERAGE AREA	(50%)	4350.06
Proposed Coverage Area	(45.52%)	3960.23
Achieved Net coverage area	(45.52%)	3960.23
BALANCE COVERAGE AREA LEFT	(4.48%)	389.83
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	19575.27
ADDITIONAL FAR		
Residential FAR		19360.97
Proposed FAR Area		19360.97
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.23)	19375.97
BALANCE FAR AREA	(0.02)	199.30
PERMISSIBLE BUILT UP AREA		
ACHIEVED BUILT UP AREA		25555.09

ARCH / ENGG / SUPERVISOR (Regd) | OWNER

G.P.A HOLDER

1. H.S.RAVIPRAKASH REDDY

2. L.NAGARAJU.
Managing partners for
M/s.SATWI INFRA

H.S.Ravi Prakash Reddy
BCC/BL-3.6/E-3601/11-12

KHATA HOLDER

M/S.UPSTATE PROJECTS
Managing partners for
Mr. C J Sampath Kumar&
Mr. M. Venkata Reddy

OWNER'S NAME :- G P A HOLDER

GPA holder for M/s.Satwi infra, Managing partners for, H.S Ravipirakash Reddy & L.Nagaraju.

OWNER'S NAME: KHATA HOLDER

M/s. Upstate Projects Rep By its Managing partners Mr. C J Sampath Kumar, Mr. M. Venkata Reddy
100, Mounaly Pearlcrest Layout, Panathur Bangalore - 560103 (Ph No.+91-99867-05217)

PROJECT DESCRIPTION::
PROPOSED RESIDENTIAL APARTMENT BUILDING #82/18, PANATURU VILLAGE, SY.No: 13 and BELLANDUR AMANIKERE KHANE Sy No.240/4,240/8,241/2, BANGALORE NORTH TALUK, VARTHUR HOBLI, WARD No: 149, MAHADEVAPURA ZONE, BANGALORE

ARCHITECT:

H.S.Ra.K Prakash Reddy
BCC/BL-3.6/E-3601/11-12

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL)	Residential	Multi Dwelling Units	Bldg upto 15.0 mt. Ht

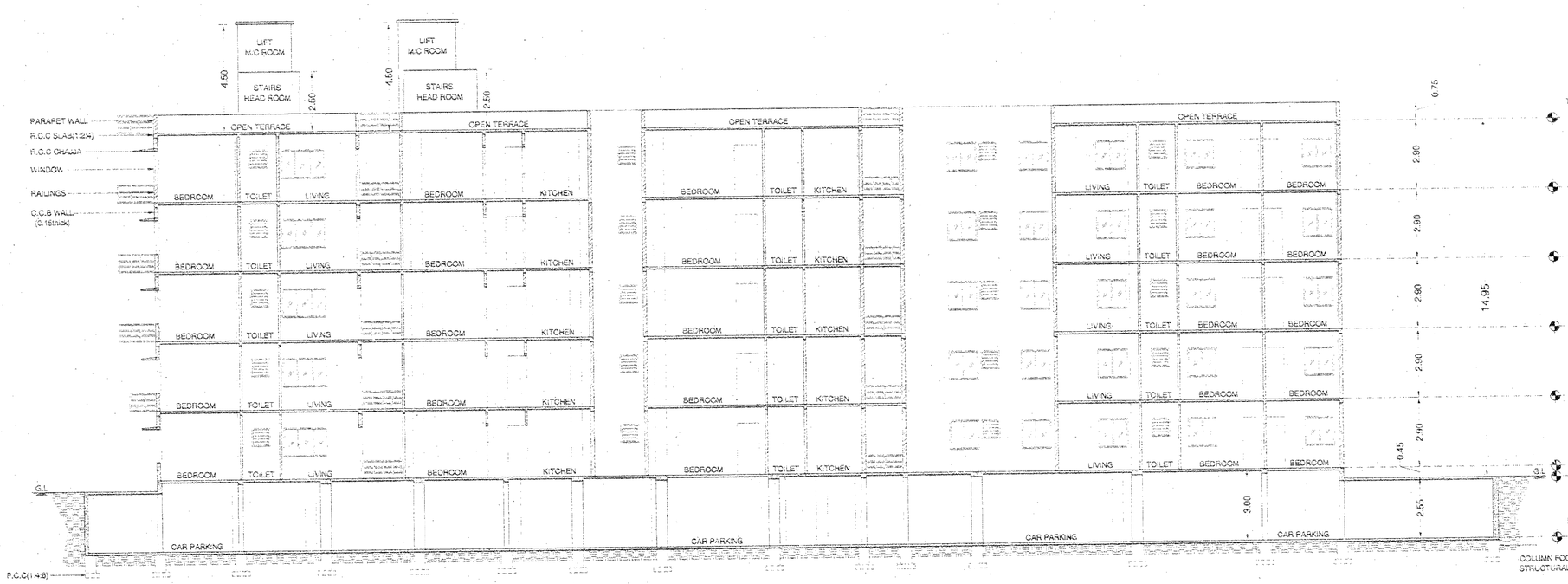
Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	164	2255.00	184	2530.00
Visitor's Car Parking	17	233.75	0	0.00
Total Car	181	2488.75	184	2530.00
TwoWheeler	17	233.75	0	0.00
Total Area	-	2722.50	-	5740.53

N

TITLE:
SITE PLAN.

SCALE-1:200

Sheet - 01 of 07



SECTION @ 'A-A'

SOUTH SIDE ELEVATION

FLOORWISE FAR STATEMENT - A (RESIDENTIAL)

Name of Floor	Total BuiltUp	StairCase Deduction	Lift Deduction	Lift M/C Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor	77.41	75.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	3663.75	0.00	27.88	0.00	0.00	0.00	3677.63	3677.63	33.00	0.00
Third Floor	3663.75	0.00	27.88	0.00	0.00	0.00	3677.63	3677.63	33.00	0.00
Second Floor	3663.75	0.00	27.88	0.00	0.00	0.00	3677.63	3677.63	33.00	0.00
First Floor	3673.63	0.00	27.88	0.00	0.00	0.00	3645.75	3645.75	33.00	0.00
Ground Floor	3701.94	0.00	27.88	0.00	0.00	0.00	3733.82	3733.82	33.00	0.00
Basement Floor	4198.21	0.00	30.50	0.00	191.12	3743.50	233.11	233.11	03.00	125.15
Total:	22982.25	75.75	172.00	0.00	191.12	3743.50	18267.37	18267.37	168.00	125.15

TOTAL FAR BUILT UP AREA STATEMENT

Block Name	Residential FAR Area	Total FAR Area	Total Tenement No.	Carpet Area other than Tenement
A1 (RESIDENTIAL)	18267.37	18267.37	168.00	125.15
Total:	18267.37	18267.37	168.00	125.15

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS
V	0.45	0.60	07
V	0.90	0.60	07
W1	1.20	1.20	04
W1	1.20	1.50	109
W2	1.80	1.20	21
D2	1.00	2.10	03
D2	1.00	2.10	01
W	1.50	1.20	03
D	0.75	2.10	01
D1	1.00	2.10	01
D1	1.00	2.10	01
W1	1.20	1.20	01
W2	1.80	1.20	01
D2	1.00	2.10	01
D2	1.00	2.10	01
W	1.50	1.20	01

FLOORWISE FAR STATEMENT: A (RESIDENTIAL)

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	Carpet Area other than Tenement
Terace Floor	77.41	73.79	0.00	3.62	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	3905.70	0.00	27.85	0.00	0.00	0.00	3877.85	3877.85	33.00	0.00
Third Floor	3905.70	0.00	27.85	0.00	0.00	0.00	3877.85	3877.85	33.00	0.00
Second Floor	3905.70	0.00	27.85	0.00	0.00	0.00	3877.85	3877.85	33.00	0.00
First Floor	3873.43	0.00	27.85	0.00	0.00	0.00	3845.58	3845.58	33.00	0.00
Ground Floor	3737.94	0.00	27.85	0.00	0.00	0.00	3710.09	3710.09	33.00	0.00
Basement Floor	6129.21	0.00	30.83	0.00	0.00	191.10	5740.53	103.15	126.76	103.15
Total:	25540.09	73.79	170.08	3.62	0.00	191.10	19267.97	19360.97	165.00	103.15

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No	Carpet Area other than Tenement
A (RESIDENTIAL)	19360.97	19375.97	25555.09	165.00	103.15
Total:	19360.97	19375.97	25555.09	165.00	103.15

SCHEDULE OF JOINERY:

NAME	LENGTH(	HEIGHT(	NOS
V	0.76	0.76	05
V	1.00	0.60	391
W1	1.00	1.50	05
W1	1.22	1.50	638
SD	1.35	1.83	01
SD	1.41	1.83	01
SD	1.67	1.83	01
W	1.68	1.50	04
SD	1.81	1.83	01
SD	1.84	1.83	01
W	1.83	1.50	400
SD	1.90	1.85	04
SD	1.93	1.85	01
W1	2.00	1.83	45
SD	2.09	1.85	05
SD	2.15	1.83	28
SD	2.15	1.85	65
W	2.15	1.85	80

SCHEDULE OF JOINERY:

NAME	LENGTH(	HEIGHT(	NOS.
D2	0.75	2.15	745
D1	0.91	2.15	647
D	1.07	2.15	159
SD	2.15	2.15	48

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 2.50 X 1	2.80	83.81
	1.10 X 6.50 X 1	7.36	
	1.10 X 6.70 X 6	44.88	
	1.10 X 6.80 X 1	7.66	
	1.10 X 3.30 X 2	7.26	
	1.10 X 2.30 X 1	2.54	
	1.10 X 2.13 X 1	2.34	
	1.10 X 3.60 X 1	4.37	
	1.10 X 3.47 X 1	3.82	
SECOND FLOOR	1.52 X 3.55 X 1	5.39	116.17
	1.52 X 6.68 X 1	10.16	
	1.52 X 6.70 X 6	61.74	
	1.52 X 6.80 X 1	10.34	
	1.52 X 3.30 X 2	10.04	
	1.52 X 2.31 X 1	3.51	
	1.52 X 2.13 X 1	3.24	
	1.52 X 3.60 X 1	5.47	
	1.52 X 3.47 X 1	5.27	
THIRD FLOOR	1.52 X 3.55 X 1	5.39	116.17
	1.52 X 6.68 X 1	10.16	
	1.52 X 6.70 X 6	61.74	
	1.52 X 6.80 X 1	10.34	
	1.52 X 3.30 X 2	10.04	
	1.52 X 2.31 X 1	3.51	
	1.52 X 2.13 X 1	3.24	
	1.52 X 3.60 X 1	5.47	
	1.52 X 3.47 X 1	5.27	
FOURTH FLOOR	1.52 X 3.55 X 1	5.39	116.17
	1.52 X 6.68 X 1	10.16	
	1.52 X 6.70 X 6	61.74	
	1.52 X 6.80 X 1	10.34	
	1.52 X 3.30 X 2	10.04	
	1.52 X 2.31 X 1	3.51	
	1.68 X 2.13 X 1	3.58	
	1.52 X 3.60 X 1	5.47	
	1.52 X 3.47 X 1	5.27	

II. The Applicant has paid the fees vide Receipt No. TPJ/DTPNR/T/01/2015-16/Oct/0004 dated: 01-10-2015 for the following:-

1. Licence Fees	:	23,72,743-00
2. Ground Rent	:	11,49,984-00
3. Betterment Charges		
a) For Building	:	51,110-00
b) For Site	:	1,74,002-00
4. Security Deposit	:	25,55,520-00
5. Plan copy & Compound wall charges	:	78,800-00
6. 1% Labour Cess Service Charges	:	38,705-00
TOTAL	:	64,20,864-00
Say Rs	:	64,21,000-00

7. Labour Cess

The Applicant has produced DD No. 072465 Dated: 30/09/2015
Amount Rs: 38,31,800/-
Bank Name: - State Bank Of Mysore Branch :- Horamavu , Bangalore.

BBMP/Addl.Dir/JD NORTH/0059/13-14

I Conditions:

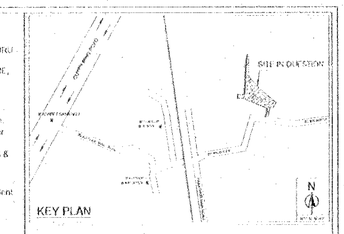
1. Sanction is accorded for the Proposed Residential Apartment Building A1 #2018,PANATTURU VILLAGE , SY.No. 13 and BELLANDUR AMANIKERE KHANE Sy No.24/04,24/06,24/12, BANGALORE NORTH TALUK, VARTHUR HOBLI WARD No.149, MAHADEVAPURA ZONE, BANGALORE.
   a) Consist of 1B+GF+4UF (Four upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floor 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 mains has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cutsides 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 constructions workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident / unforward 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 (Ele & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.05 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 & (e)(ii)(f).
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 two 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 constructing 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 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 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 100 kg capacity installed at site for its re -use/ disposal.
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 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 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. Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2560/2008.
36. 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 the third time.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. 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.41908-41909/2015 (LB-BMP) Dated 28-09-2015 however, this is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court order.
39. The applicant should obtain permission to construct cross over bridge across the nala as per the design approved by the CE (SWD) at their own cost before commencing the construction activity.
40. 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): LD95LET/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 workers 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.



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No :	BBMP/Addl.Dir/JD NORTH/0059/13-14		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Proposed Development	Ward:	Ward-149
Nature of Sanction:	New	Plot No Value:	89
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 (Min.m)	(A)	8700.12
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Balance FAR Area	(0.02)	199.30
PERMISSIBLE BUILT UP AREA		-
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ARCH / ENGG / SUPERVISOR (Regd)	OWNER
	G.P.A HOLDER

1. H.S RAVIPRAKASH REDDY
2. L.NAGARAJU

Managing partners for
M/S.SATWI INFRA
PARTNER

H.S.Ravi Prakash Reddy
BCC/B-3.6/E-3601/11-12

M/S.UPSTAIL PROJECTS
Managing partners for
Mr. C.J.Sarvepath Kumar
Mr. M. Venkata Reddy

OWNER'S NAME :- G.P.A HOLDER

GPA Holder for M/s Satwi Infra, Managing partners for, H.S.Ravi prakash Reddy & L.Nagaraju

OWNER'S NAME :- PARTNER

M/s. Upstate Projects Rep By its Managing partners Mr. C.J.Sarvepath Kumar, Mr. M. Venkata Reddy
100, Military Pensioner Layout, Kavathi Bangalore - 560037 (M.No: +91 99867 62717)

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING #2018, PANATURU VILLAGE, SY.No. 13 and BELLANDUR AMANIKERE KHANE Sy No.24/04,24/06,24/12, BANGALORE NORTH TALUK, VARTHUR HOBLI, WARD No. 149, MAHADEVAPURA ZONE, BANGALORE.

ARCHITECT:

H.S.Ravi Prakash Reddy
BCC/B-3.6/E-3601/11-12

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL)	Residential	M.R.Dwelling Units	Bldg upto 15.0 mt.Ht

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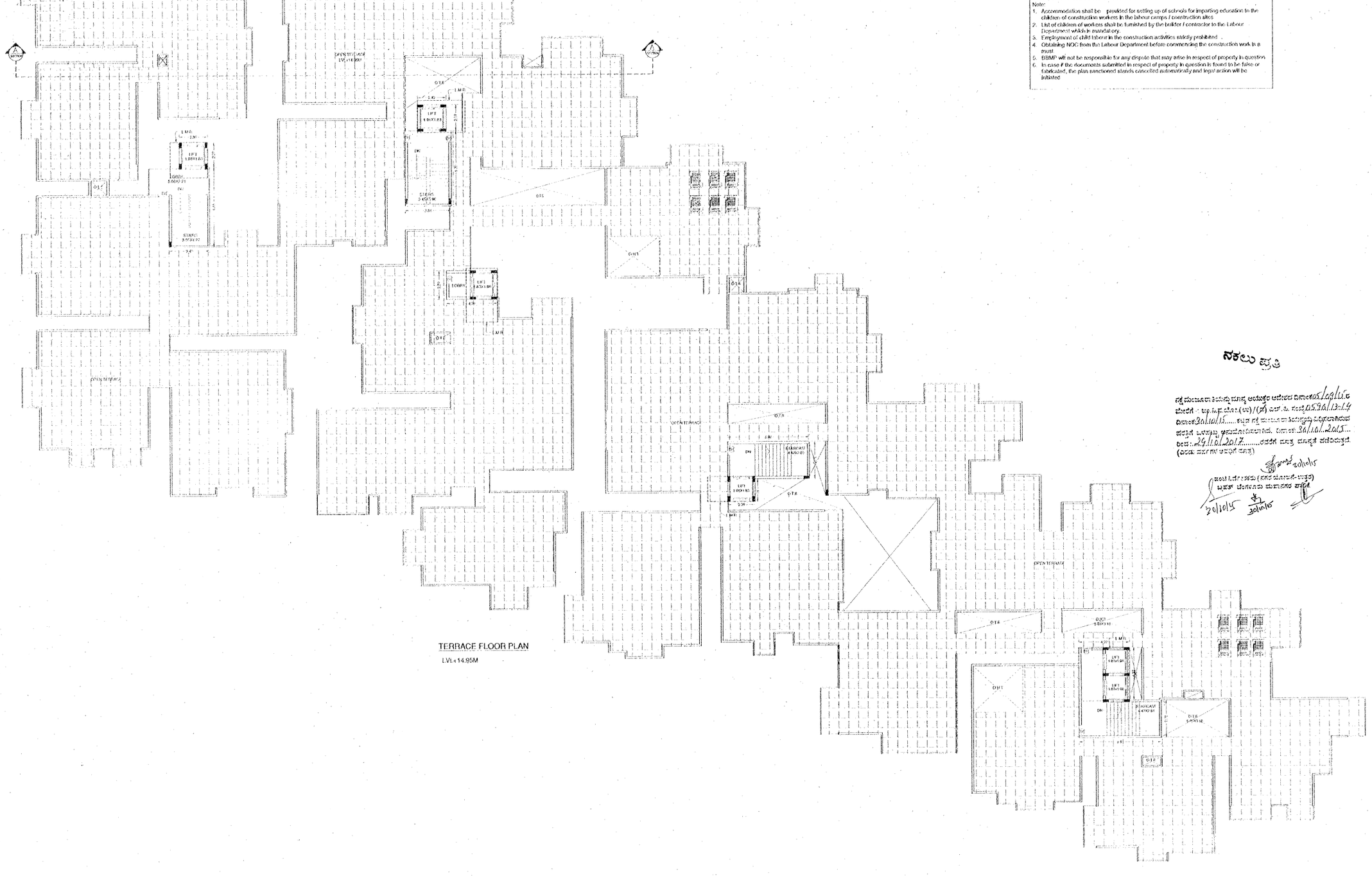
Total Car	181	2483.75	164	2530.00
TwoWheeler	17	237.75	0	0.00
Total Area	-	2722.50	-	5740.53



TERRACE FLOOR PLAN

LVL+14.95M

ನಕಲು ಪ್ರತಿ

ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕುರಿತು ಮಾನ್ಯ ಆಯುಕ್ತರು ಆದೇಶ ದಿನಾಂಕ 05/09/15 ರಂತೆ ಬಿ.ಎಂ.ಪಿ ಪೂರ್ವ ವಲಯ (ಎ)/(ಪಶ್ಚಿಮ) ವಲಯ ಸಂಖ್ಯೆ: ಪಶ್ಚಿಮ/ಕಟ್ಟಡ/13-14 ದಿನಾಂಕ 30/10/15 ರಂದು ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕುರಿತು ಸಲ್ಲಿಸಲಾಗಿದೆ. ದಿನಾಂಕ 30/10/2015 ರಂದು 24/11/2017 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಹೊಂದಿರುತ್ತದೆ. (ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

30/10/15

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ (ಕಂದಾಯ ಮೂಲಾಧಾರ-ಯೋಜನೆ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

30/10/15 30/10/15

N

TITLE: TERRACE FLOOR PLAN.

SCALE-1:150

Sheet - 06 of 07