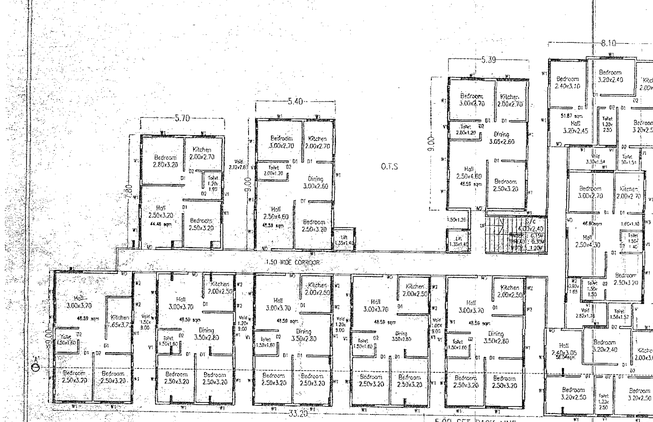
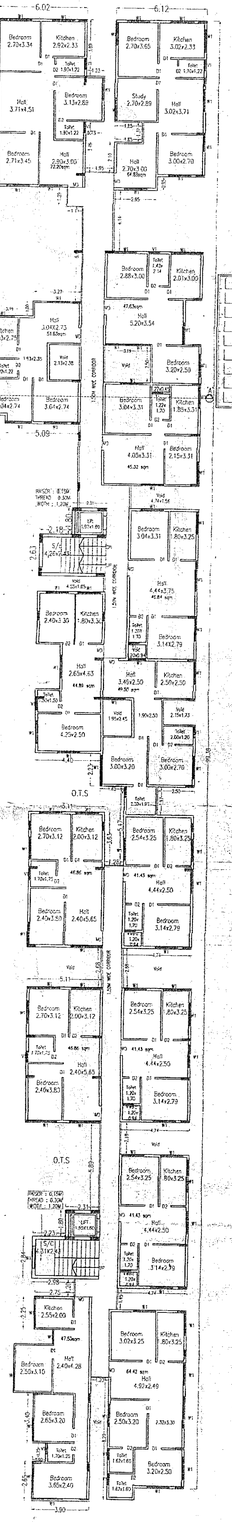
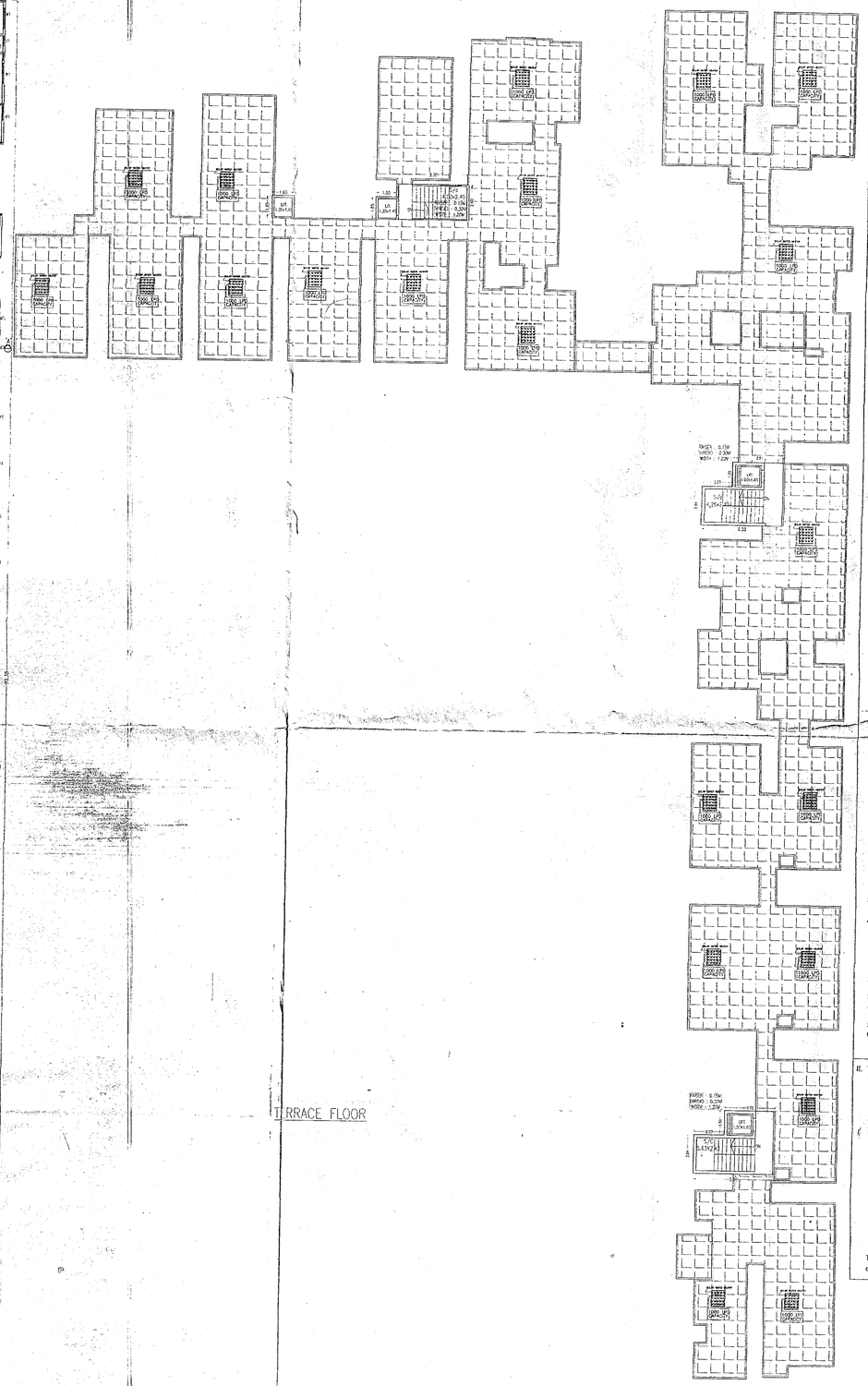
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



TYPICAL FLOOR
(FIRST,SECOND,THIRD & FOURTH FLOOR)
26X4 = 104 UNITS



TERRACE FLOOR



TERRACE FLOOR

BBMP/Addl.dir/JDTP/NSLP NO. 0038/2013-14

Conditions:

1. Sanction is accorded for the Proposed Residential Apartment Building AT BBMP KHATHA NO.1000/4,Sy No.20/3, & 20/4, HAGADUR VILLAGE,WHITE FIELD SUB DIVISION, WARD NO 84.
   a) BUILDING CONSISTING OF BF+GF+4UF(FOUR UPPER FLOORS).
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 / unfortunate 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 1 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 in 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 3 (e)(k)(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 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 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 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 200 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 Commerical Building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure by soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure fo r 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. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the competent Authority if necessary.
34. Payment of license fees for sanctation of this plan is subject to result of W .P No. 4906/2008 & is deemed cancelled.
35. The NOC from KSPCB & BWSSB and Should be submitted Before obtaining Commencement Of Work.
36. Improvement charges for the property should be paid as decided by the BBMP in future.
37. Area reserved for the proposed widening of road as per RMP-2015 should be relinquished to BBMP before obtaining Commencement Certificate.
38. 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 LD/954,ET/013, 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 shall/ 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 is 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 registed with the " Karanataka 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.

II. The Applicant has paid Rs.25,18,000.00 vide reciept No. TP/JDTPNRT/01/2014-15/JIN/0063 date: 16-06-2014 for the following:-

Licence Fees		: 8,75,148.00
Ground Rent		: 4,23,880.00
Betterment Charges		
a) For Building		: 21,194.00
b) Fer Site		: 87,002.00
Security Deposit		: 10,59,700.00
Plan copies		: 34,400.00
Compund Fees		: 5,000.00
1% Labour Cess Service Charges		: 11,407.00
	TOTAL	: 25,17,731.00
Rounding off Rs. 269	TOTAL	Rs.25,18,000.00
Labour Cess	Rs.	11,29,300.00
	TOTAL	Rs.11,29,300.00

The Applicant has paid Rs.11,29,300.00 vide DD No.199331 date: 12-06-2014,SYNDICATE BANK,WHITEFIELD BRANCH.

ಸರಕು ಪುಸ್ತಕ

ಸರ್ವೆ ನಂಬರ್ (ಗಳು) / ಕಟ್ಟಡದ ವಿಳಾಸ 12/6/14
ಮತ್ತು ಬಿ.ಬಿ.ಎಂ.ಪಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಸಂಖ್ಯೆ 0038/13-14
ದಿನಾಂಕ 03/6/14 ಅನ್ವಯ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಮಂಜೂರಾತಿ
ಪಡೆದ ಬಗ್ಗೆ ಅಭಿಪ್ರಾಯಿಸಿದೆ. ದಿನಾಂಕ 03/6/14
ಅನ್ವಯ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಪಡೆದಿರುತ್ತದೆ.
(ಅಧಿಕಾರಿಗಳ ಸಹಿ ಮತ್ತು ಹುದ್ದೆ)
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಶಿವಾಜಿ ನಗರ ವಲಯ, ಬೆಂಗಳೂರು

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
ED	1.10 x 2.10	MAIN DOOR
D1	0.90 x 2.10	DOOR
D2	0.75 x 2.10	TOILET DOOR
W	1.50 x 1.35	WINDOW
V1	0.45 x 0.90	TOILET VENTILATOR
V	1.50X0.45	BASEMENT VENTILATOR

AREA CALCULATIONS

TOTAL SITE AREA = 4350.12 sqm
ROAD WIDING AREA = 100.20 sqm
NET SITE AREA = 4249.92 sqm

AREA STATEMENT IN SMT

FLOOR	BUA AREA	DEDUCTION AREA	NET F.A.R AREA	UNITS
BASEMENT FLOOR	2936.25	2912.59	23.66	----
GROUND FLOOR	1512.51	9.86	1502.65	26
1st FLOOR	1521.09	9.86	1511.23	26
2nd FLOOR	1521.09	9.86	1511.23	26
3rd FLOOR	1521.09	9.86	1511.23	26
4th FLOOR	1521.09	9.86	1511.23	26
TERRACE FLOOR	63.88	63.88	----	----
TOTAL	10597.00	3025.77	7571.23	130

F.A.R :- 7571.23 / 4350.12 = 1.74 < 1.75

COVERAGE :- 1512.51 / 4249.992 x 100 = 35.58% < 50.00%

HEIGHT OF THE BUILDING

PERMISSIBLE HEIGHT OF THE BUILDING = 15.00m
ACHIEVED HEIGHT OF THE BUILDING = 14.95m

NO OF CAR PARKING :-

TOTAL NO OF UNITS : 130 UNITS
FLAT LESS THAN 50sms = 96 UNITS - 48 CARS
FLAT MORE THAN 50sms = 34 UNITS - 34 CARS
10% VISITORS CAR PARKING = 08 CARS
TOTAL = 90 CARS

REQUIRED CAR PARKING = 90 CARS
PROVIDED CAR PARKING = 98 CARS

BASEMENT FLOOR CAR PARKING = 98 CARS

OWNER'S SIGNATURE :-
KATHA HOLDERS
D.PRANEETH & M.VENKATARAMAPPA
GPA HOLDER

D.PRANEETH

ENGINEER'S SIGNATURE :-

R. Vasanth Madhava
BCC/BL-3.6/E-3213/08-09

PROJECT TITLE :-
PROPOSED RESIDENTIAL APARTMENT BUILDING AT BBMP KHATHA NO.1000/4,Sy No.20/3, & 20/4, HAGADUR VILLAGE,WHITE FIELD SUB DIVISION, BANGALORE WARD NO 84.

DRAWING TITLE :-
TYPICAL FLOORS, FIRST,SECOND,THIRD FOURTH FLOOR,
TERRACE FLOORS

SHEET NO : 2 OF 3 | SCALE : 1 : 125

N

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT