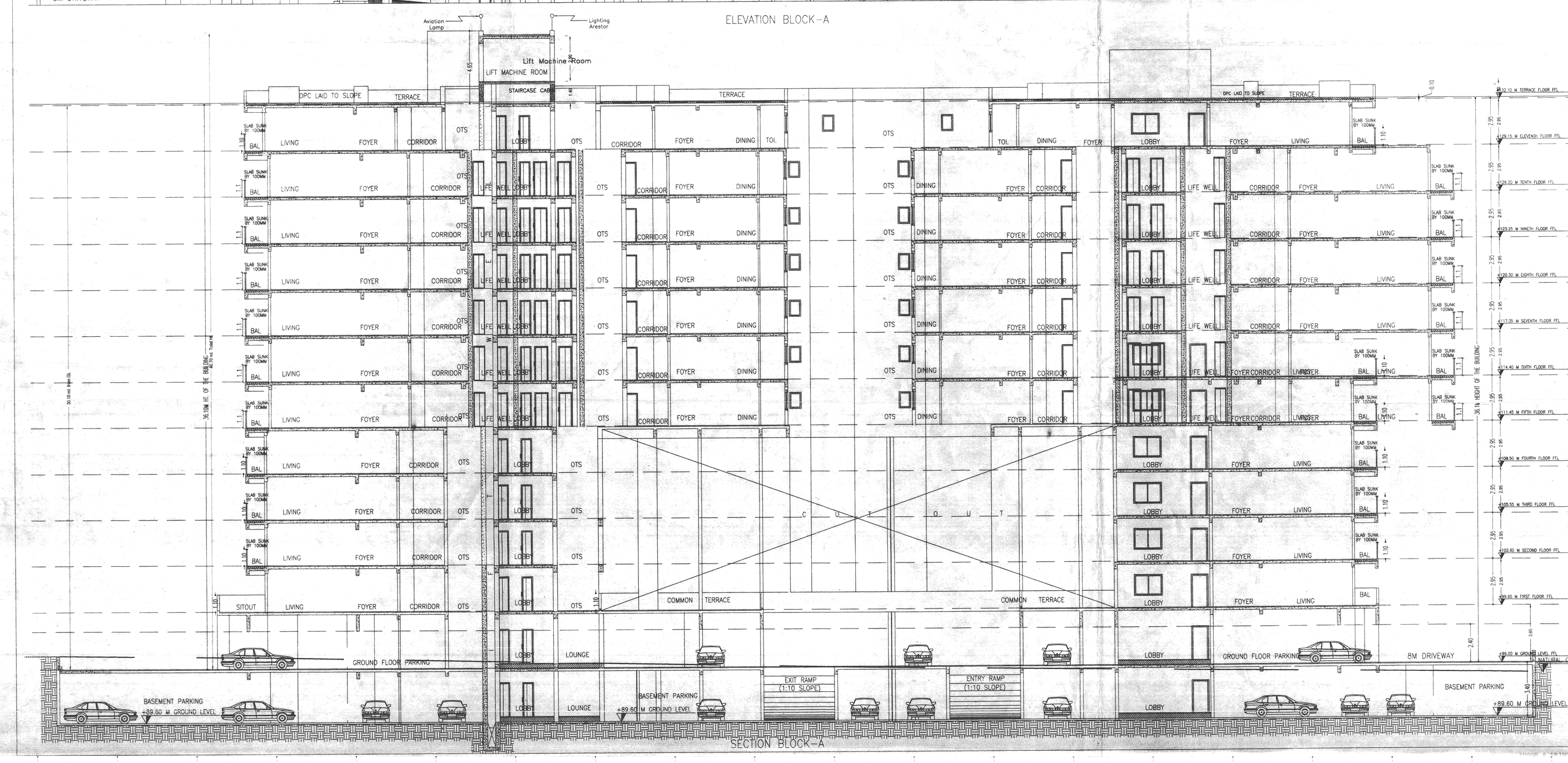
ELEVATION BLOCK-A



SECTION BLOCK-A

BBMP/Addl.Dir/JD NORTH/0287/12-13

I Conditions:

1. Sanction is accorded for the Residential Apartment Building at Khata No. 37/1-84/1,SY No. 84/1,RACHENAHALLI VILLAGE, BENGALURU EAST TALUK, BENGALURU WARD No. 06 a)Residential Building consisting of Three Block, Block A - BF+ GF+11UF(Eleven upper floors) Block B - BF+ GF+11UF(Eleven upper floors) & Block C - BF+GF+14UF(Fourteen 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, GROUND FLOOR & SURFACE area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident / unfortoward 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 Byelaw 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 (Byelaw 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 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 Byelaw 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 workman and general public by erecting safe barricades.
32. The NOC from KSPCB/ State level Environment Impact Assesment Clearance(SEIAC)/ the Ministry of Environment and Forest (MOEF) should be taken before commencement of work(if applicable).
33. Sufficient two wheeler parking shall be provided as per requirement
34. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the competent Authority if necessary
35. The owner / Association of highrise building shall obtain clearance certificate from the Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
36. The owner / Association of highrise building shall 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 highrise building shall conduct two mock- trails in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
40. All the other conditions laid down by BDA while approving the development plan for the project should be strictly adhere too.

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.
7. The demand for payment of Park & Open Space fee is Quashed as per the orders to Hon'ble High Court vide W.P.No.25522/2010(LB-BMP); however,this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.

THE DEVELOPMENT PLAN IS APPROVED BY BDA VIDE NO: DLP-13/11-12/0268/2012-13

II. The Applicant has paid Rs. 1,52,48,500.00 vide reciept No. TP/STP-TPNAST/e-/2013-14/Apr/01-14 dated: 30/4/15 for the following:-

1. Licence Fees/ 54,56,089.00-1,83,472.00(Already paid vide receipt No Ost/0031dated:11-10-2012)= 52,72,617.00]		52,72,617.00
2. Ground Rent		27,28,044.00
3. Betterment Charges a) For Building		1,36,402.00
b) For Site (DP obtained from BDA)		
4. Security Deposit		68,20,111.00
5. Plan copy charges		2,25,000.00
6. 1% Labour Cess Service Charges		66071.00
	TOTAL	1,52,48,245.00
Rounding off Rs . 255.00.	TOTAL	1,52,48,500.00
The Applicant has produced DD No. 016359 dated: 27/4/15		Amount
Rs. 65,41,000/-		
7. Labour Cess	Rs.	65,40,980.00
Rounding off Rs. 20.00	TOTAL	65,41,000.00

II.NOC DETAILS:

Sl.No	Name of the Statutory department	Reference No & Date	Conditions imposed
1	Fire Force Department	GBC(1)176/2011 DATED 18/10/2011	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of india	AAI/BIA/ATM/NOC/666 DATED 15.12.2010/16.12.2010	
3	BWSSB	BWS/SB/EIC-I/ACCE(M)-I/DCE(M)/TA-844/65/ DATED 26.09.2011	
4	BSNL	DB/SAN/BG/S-11/VOL-iii/42 DATED 29.12.2010	
5	KSPCB-CFE	PCB/18/CNP/111/8849 DATED 21.11.2011	
6.	BESCOM	SE/EIC3/EE/CO/AE3-SHOC/ DATED 18.07.2011	NOTE:- PAYMENT OF LICENSE FEE FOR SANCTION OF THIS PLANS IS SUBJECT TO RESULT OF W.P. No: 4906/2006 & 28932/2006
7.	MOEF-SEIAA	SEIAA 143/CON 2011 DATED 28.01.2012	

ಮೂಲ ಪ್ರತಿ:

ಷರತ್ತು ಸಂಖ್ಯೆ: ಪಸಅಇ ಬೇಕಾದವುಗಳನ್ನು ಸೇರಿಸಿ/ಅಳಿಸಿ/ಮಾರ್ಪಡಿಸಿ

ಷರತ್ತು ಸಂಖ್ಯೆ: ಪಸಅಇ ಬೇಕಾದವುಗಳನ್ನು ಸೇರಿಸಿ/ಅಳಿಸಿ/ಮಾರ್ಪಡಿಸಿ

ಷರತ್ತು ಸಂಖ್ಯೆ: ಪಸಅಇ ಬೇಕಾದವುಗಳನ್ನು ಸೇರಿಸಿ/ಅಳಿಸಿ/ಮಾರ್ಪಡಿಸಿ

(ಅಧಿಕೃತ ಸಹಿಯೊಂದಿಗೆ)

PROPOSED SITE

MAYA'S RESIDENCY

MAYA'S EMBASSY BUSINESS PARK

ACHARYA COLLEGE ROAD

LOCATION PLAN

AREA STATEMENT (BBMP)			
PROJECT DETAIL:			
Application No.:	BBMP/Addl.Dir/JD NORTH/0287/12-13		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-6
Nature of Sanction:	New	Plot No Value:	0.00
Plot Use:	Residential	City Survey No.:	84/1
Location:	Ring-III	Property No:	37/1-84/1
Land Use Zone:	Residential (Main)		
Locality/Street:	RACHENAHALLI VILLAGE,BANGALORE.		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21498.70
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	21498.70
Common Plot Area		3232.45
Total		3232.45
BALANCE AREA OF PLOT (Considered For Perm FAR)	(C)	21498.70
MAX. PERMISSIBLE COVERAGE AREA (50%)		-
Proposed Coverage Area	(30.17%)	6486.00
Achieved Net coverage area	(30.17%)	6486.00
BALANCE COVERAGE AREA LEFT	(19.83%)	4263.35
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.50)	53746.75
ADDITIONAL FAR	-	-
Residential FAR		45852.53
Proposed FAR Area		45852.53
Substructure Area Add in FAR (Layout Lvl)		133.94
ACHEVED NET FAR AREA	(2.13)	45786.47
BALANCE FAR AREA	(0.37)	7960.28
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		68201.11

COLOR INDEX

PLOT BOUNDARY
EXISTING STREET
FUTURE STREET
PERM BUILDING LINE
EXISTING (To be retained)
EXISTING (To be demolished)

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
R. Vasanth Madhava BCC/BL-3.6/E-3213:08-09	Kaitha Holder's M/s. Anu Builders & Developers Propertor M Venkataram & Others A.T Babu Rao & A.T. Shankar Rao GPA Holder Vasathi Housing & Infra Pvt Ltd represented by its Chairman & CEO Sri. P V Ravindra Kumar
DEVELOPMENT AUTHORITY	LOCAL BODY

OWNER'S NAME	OWNER'S SIGN
Kaitha Holder's M/s. Anu Builders & Developers Propertor M Venkataram & Others A.T Babu Rao & A.T. Shankar Rao GPA HOLDER Vasathi Housing & Infra Pvt Ltd represented by its Chairman & CEO	

PROJECT DESCRIPTION::

Proposed Residential Apartment "VASATHI AVANTE" At Khata No 37/1-84/1 SY No. 84/1 RACHENAHALLI VILLAGE,BANGALORE EAST TALUK, BENGALURU,WARD No. 06

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

JOB NO	DRG NO	SCALE	DRAWN BY	CHECKED BY
		1:100		

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (VASATHI AVANTE)	Residential	MultDwelling Units	Highrise
C (VASATHI AVANTE)	Residential	MultDwelling Units	Highrise
B (VASATHI AVANTE)	Residential	MultDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	380	5225.00	464	6380.00
Visitor's Car Parking	38	522.50	0	0.00
Total Car	418	5747.50	464	6380.00
Two/Wheeler	38	522.50	0	0.00
Total Area	-	5270.00	-	24855.29

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 (VASATHI AVANTE)	1837.82	1837.82	3196.45	116.00	362.36
C-1 (VASATHI AVANTE)	12991.22	12991.22	14773.96	112.00	221.74
B-1 (VASATHI AVANTE)	17376.30	17376.30	21201.58	152.00	347.39
Total	45852.53	45852.53	68997.17	380.00	1542.49

AREA DETAILS CALCULATED ACCORDING TO DEVELOPMENT PLAN	
AREA DETAILS	SQM
AREA OF PLOT	(21498.70)
CIVIC AMNETIES	1075.00
PARK AND OPEN SPACE	2155.78
PLOT AREA CONSIDERED FOR COVERAGE	(21498.70)
PLOT AREA CONSIDERED FOR FAR 21498.70-1075.00	20423.70
PERMISSIBLE COVERAGE AREA(55.00%)	11824.285
ACHIVED NET COVERAGE AREA(30.17%)	6486.00
BALANCE COVERAGE AREA LEFT(24.83%)	5338.285
FAR AS PER ZONING REGULATION 2015(2.25)	45953.32
ACHIVED NET FAR AREA(2.241)	45786.47
BALANCE NET FAR AREA(0.008)	166.855

N

TITLE:ELEVATION,SECTION (BLOCK-A)

SCALE-1:100

Sheet :6 OF 11