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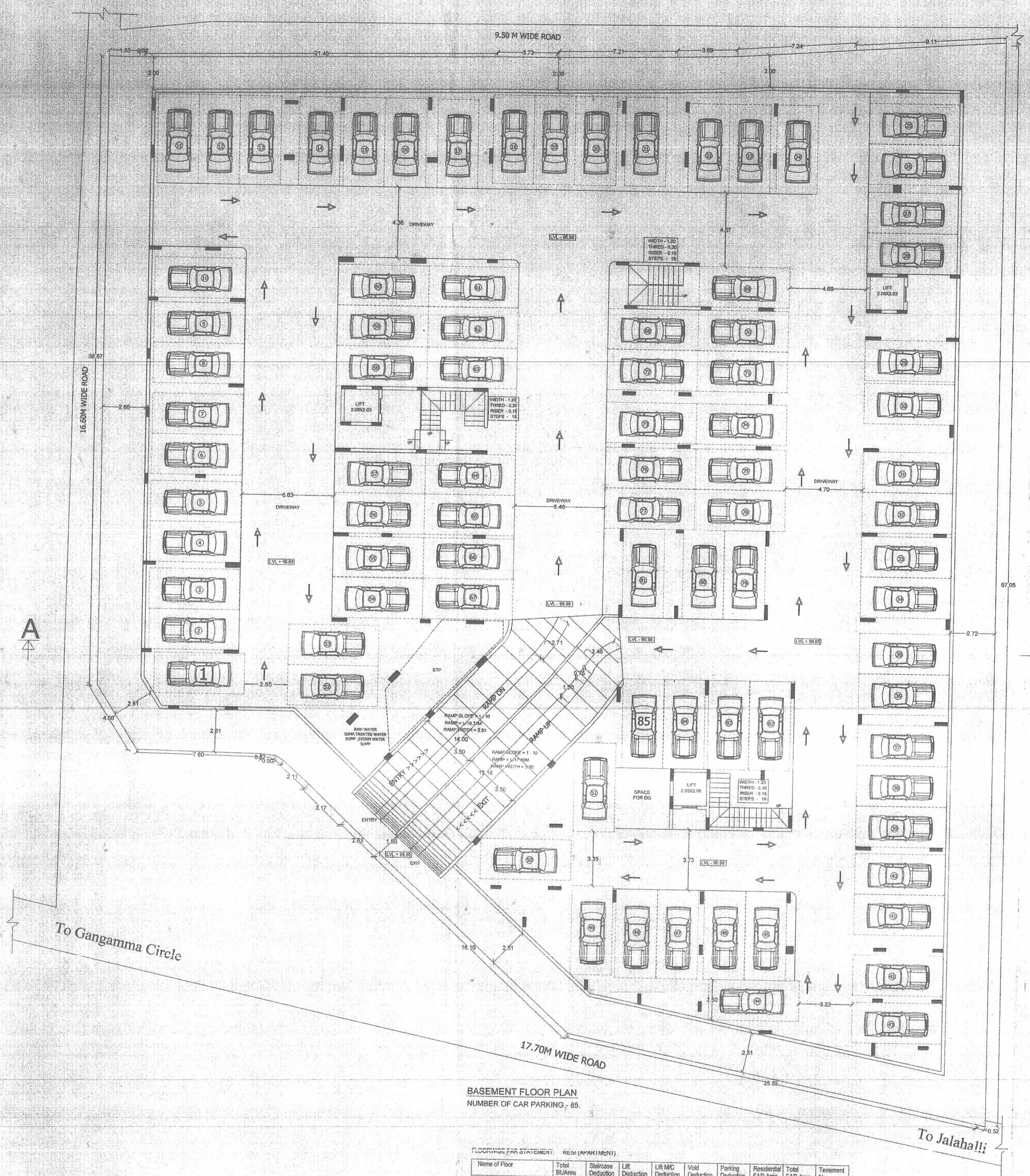

BASEMENT FLOOR PLAN

NUMBER OF CAR PARKING - 85.

FLOORWISE FAR STATEMENT: RESI (APARTMENT)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Void Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor...	100.80	88.10	8.46	4.23	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	2327.00	0.00	12.70	0.00	120.78	0.00	2193.52	2193.52	21.00
Third Floor...	2327.00	0.00	12.70	0.00	120.78	0.00	2193.52	2193.52	21.00
Second Floor...	2327.00	0.00	12.70	0.00	120.78	0.00	2193.52	2193.52	21.00
First Floor...	2372.84	0.00	12.70	0.00	120.78	0.00	2189.37	2189.37	21.00
Ground Floor...	2302.24	0.00	12.70	0.00	148.41	696.20	1444.93	1444.93	13.00
Basement Floor...	2501.00	0.00	12.70	0.00	0.00	2448.71	0.00	38.59	0.00
Total :	14207.88	88.10	84.64	4.23	631.54	3145.91	10214.86	10253.46	97.00

BBMP/Addl.Dir/JD SOUTH/0558/13-14

I Conditions:

1) Sanction is accorded for the proposed Residential use only:
   a) Construction 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 use.
3) Basement floor and part of ground floor is reserved for 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 areas/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 3.00mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.30x3.65m in 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.
16) If 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-laws 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 columner structure after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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 constuction activity of the building.
23) The applicant shall ensure that the Rain water Harvesting Structures are provided & maintained in good condition 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-laws 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 earth quake.
25) The applicant should provide solar water heaters as per table 17 of Bye-lwa 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.
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 6.00 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 of required 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 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) Sufficient two wheeler parking shall be provided as per requirement.
33) 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 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.
7. The demand for payment of Park & Open space fee is Quashed as per the orders of Hon'ble high Court vide W.P. No. 25221/2010 (LB-BMP), however this is subject to condition for remittance of such cost in furture, based on the out come of the final court orders.
8. Payment of License fee for sanction of this plans is subject to result of W.P. No: 4909/2008 & 2993/2008.

II. The Applicant has paid the fee vide Receipt No. TPJ/DTPSUT/01/2014-15/May/00010 dated: 12-05-2014 for the following:

1.	Licence Fees	: 8,52,600.00
2.	Ground Rent	: 5,68,400.00
3.	Betterment Charges	:
	a) For Building	: 28,420.00
	b) For Site	: 50,040.00
4.	Security Deposit	:14,21,000.00
5.	Plan copy & Compound wall charges	: 54,600.00
	Add 1% for administrative charges towards labour Cess	: 15,296.00
	TOTAL	:30,00,856.00
	SAY Rs.	30,01,000.00
Labour Cess	Rs.	15,15,000.00

vide DD No. " 212484 " dated: 09-05-2014
Bank: TUMKUR GRAIN MERCHANTS' CO-OP BANK LTD.

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD SOUTH/0558/13-14		
Application Type:	General	Zone:	Rajarajeshwarinagar
Proposal Type:	Proposed Development	Ward:	Ward-16
Nature of Sanction:	New	Plot No/Value:	39
Plot Use:	Residential	City Survey No.:	0.00
Location:	Ring-II	Property No.:	0.00
Land Use Zone:	Residential (Main)		
Locality/Street:	0.00		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	3028.33
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	3028.33
BALANCE AREA OF PLOT (Considered For Plan/FAR)	(C)	3028.33
MAX. PERMISSIBLE COVERAGE AREA	(65%)	1968.48
Proposed Coverage Area	(76.1%)	2303.17
Achieved Net coverage area	(76.1%)	2303.17
BALANCE COVERAGE AREA LEFT	-	-334.69
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	6813.24
ADDITIONAL FAR	-	-
ADDITIONAL TDR AREA	-	10306.94
Residential FAR		10214.86
Proposed FAR Area		10253.46
Substructure Area Add In FAR (Lillyout Lvl)		0.55
ACHIEVED NET FAR AREA	(3.39)	10254.01
BALANCE FAR AREA	(-1.14)	-3444.77
ACHIEVED ADDITIONAL FAR		3444.77
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		14208.43

ARCH / ENGG / SUPERVISOR (Regd) OWNER

M/s. CANOPY HOMES AND HOLDING PVT. LTD.
Represented by its Directors

K.S. PRASANNA KUMAR B.E.,
B.C.C./B.L.-3.2.3/E-1260/93-94
SRI SAI ENTERPRISES
3309, 1st Main, Opp. MORE Retail Shop,
Gayathrinagar, B'lore-21. Ph: 2332 5509

Mr. S.P. HOMBANNA

Mr. V.S. SURESH.

Mr. R. JAGADEESH.

OWNER'S NAME: OWNER'S SIGN

M/s. CANOPY HOMES AND HOLDING PRIVATE LIMITED, Rep by its Directors Mr. S.P. HOMBANNA, Mr. V.S. SURESH & Mr. R. JAGADEESH.

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE NO-39, HMT FACTORY MAIN ROAD, HMT, WARD NO-16, BANGALORE. PID NO : 1-77-39.

ARCHITECT: ARCHITECT SIGN:

K.S. Prasanna Kumar

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

BUILDING DETAILS

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

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	97	1333.75	107	1471.25
Visitor's Car Parking	10	137.50	0	0.00
Total Car	107	1471.25	107	1471.25
TwoWheeler	10	137.50	0	0.00
Total Area	-	1608.75	-	3149.65

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.
RESI-1 (APARTMENT)	10214.86	10253.46	14207.88	97.00
Total	10214.86	10253.46	14207.88	97.00

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA		RAMP/FLOOR			
FIRST FLOOR	1.50 X 3.50 X 1	5.25	62.65			1.17 X 3.00 X 1	4.11	71.14
	1.50 X 2.55 X 1	3.83				1.00 X 3.35 X 1	4.02	
	1.50 X 3.30 X 1	4.95				1.17 X 3.35 X 1	4.14	
	2.00 X 3.35 X 1	6.70				1.50 X 2.00 X 1	4.50	
	1.50 X 2.55 X 1	3.83				1.00 X 2.55 X 1	3.58	
	1.50 X 2.55 X 1	3.83				1.17 X 2.55 X 1	4.02	
	1.50 X 3.30 X 1	4.95				1.00 X 3.30 X 1	3.30	
	2.00 X 3.35 X 1	6.70				1.50 X 2.55 X 1	3.83	
	1.50 X 2.55 X 1	3.83				1.00 X 2.55 X 1	2.55	
	1.50 X 2.55 X 1	3.83				1.17 X 2.55 X 1	4.02	
	1.50 X 2.55 X 1	3.83				1.50 X 2.55 X 1	3.83	
	2.00 X 3.35 X 1	6.70				2.00 X 3.35 X 1	6.70	
	1.50 X 2.55 X 1	3.83				1.17 X 2.55 X 1	4.02	
	1.50 X 3.30 X 1	4.95				1.00 X 3.30 X 1	3.30	
	2.00 X 3.35 X 1	6.70				2.00 X 3.35 X 1	6.70	
	1.50 X 2.55 X 1	3.83				1.17 X 2.55 X 1	4.02	
	1.50 X 2.55 X 1	3.83				1.00 X 2.55 X 1	2.55	
	1.50 X 2.55 X 1	3.83				1.17 X 2.55 X 1	4.02	
	1.50 X 3.30 X 1	4.95				1.50 X 3.30 X 1	4.95