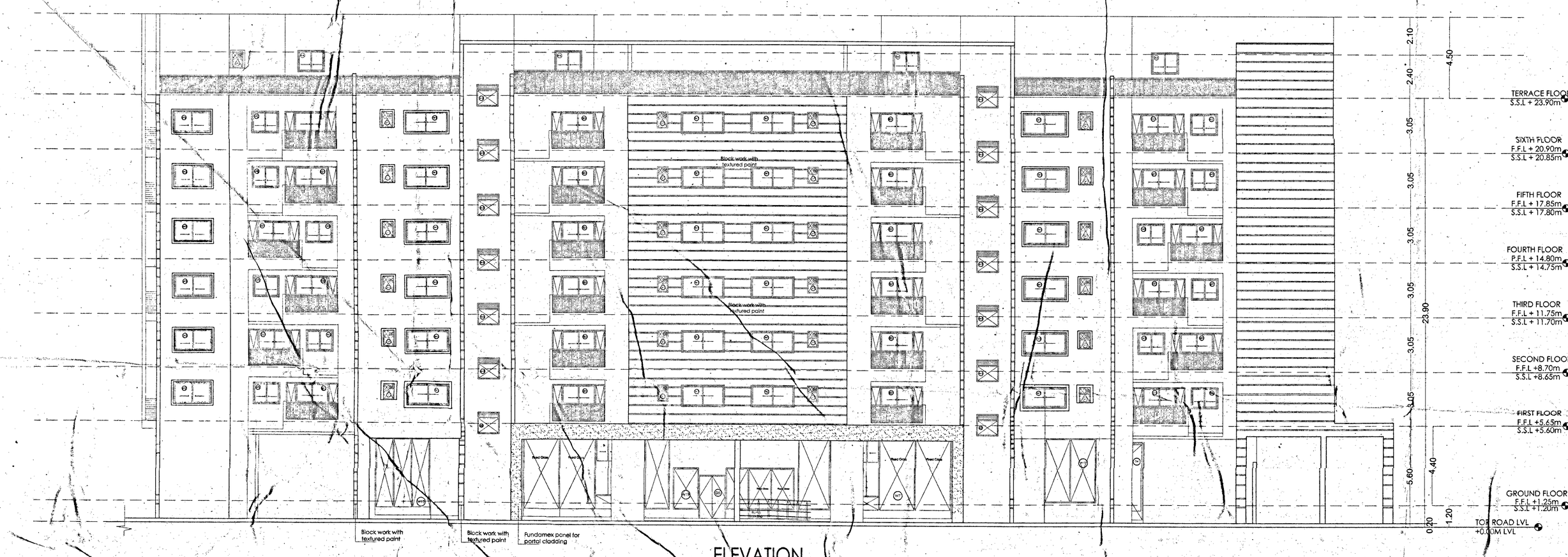
Refer block details as per structural drawing

SECTION @ AA



ELEVATION

FLOORWISE FAR STATEMENT: A (RESI)

Name of Floor	Total BUArea	Staircase Deduction	LIFT Deduction	LIFT M/C Deduction	Void Deduction	SubStruc. Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	71.07	32.45	0.00	38.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sixth Floor...	797.15	0.00	20.82	0.00	38.23	0.00	0.00	0.00	738.11	738.11	6.00	0.00
Fifth Floor...	991.80	0.00	20.81	0.00	45.97	0.00	0.00	0.00	925.03	925.03	8.00	0.00
Fourth Floor...	991.74	0.00	20.82	0.00	46.09	0.00	0.00	0.00	924.84	924.84	8.00	0.00
Third Floor...	991.80	0.00	20.81	0.00	45.97	0.00	0.00	0.00	925.03	925.03	8.00	0.00
Second Floor...	991.74	0.00	20.82	0.00	46.09	0.00	0.00	0.00	924.84	924.84	8.00	0.00
First Floor...	991.80	0.00	20.81	0.00	45.97	0.00	0.00	0.00	925.03	925.03	8.00	0.00
Ground Floor...	1217.34	0.00	20.81	0.00	10.04	62.46	0.00	619.40	504.84	504.84	0.00	597.94
Basement Floor...	2213.45	0.00	20.81	0.00	0.00	0.00	263.94	1868.82	0.00	36.56	0.00	0.00
Total	9257.88	32.45	166.49	38.62	278.34	62.46	263.94	2488.21	5867.49	5903.85	46.00	597.94

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D3	0.75	2.10	37
D2	0.90	2.10	70
D1	1.10	2.10	15
D5	1.50	2.10	02
DW3	1.70	2.10	02

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W6	0.60	1.20	36
W5	1.20	1.50	03
W3	1.50	1.50	27
W2	2.00	1.50	03
W1	2.40	1.50	30
W12	2.61	1.50	02
SD	2.90	2.10	18
W9	5.02	1.50	01

BBMP/Addl.Dir/JD SOUTH/0360/14-15

I. Conditions:

1) Sanction is accorded for the Proposed residential apartment building on Plot No. 4, MSRE College road, DR.M.S. Ramaiah nagar, Mathikere, Sanjayanagar sub division, Ward No. 4, Bangalore - 54
a) Consisting of BF + GF + 6UF (Six 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 area 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 accidents/unforeseen 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 3.00mts 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. 20.
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 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 responsibilies specified in Schedule-IV (Bye-laws No. 3.6) under sub section IV -6(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 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 construction 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 bebe 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
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. 23,24,26& 28 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/or/2000 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) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (8% of the plot area).~~
36) The owner / association of high/rise building shall obtain clearance certificate from Fire Force Department with due inspection 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.
37) The Owner / Association of the high/rise 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.
38) The owner / Association of high/rise building shall obtain clearance certificate from the Electrical inspectorate every five 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.
39) The Owner / Association of the high-rise building shall conduct two mock- drills in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
41) As per Building Bye-Laws 2003 Schedule IV-7.1 The Validity of Registration for Architect/Engineer/Supervisor/Structural Engineer by the authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the Authority. The application for renewal shall be made by the authority one month before the date of expiry of registration. If any owner/builder contravenes the provisions of these bye-laws and rules in force, the authority shall inform the same to the registered Architect/Engineer/ Supervisor/Structural Engineer in the first instance,warn in the second instance and cancel the registration if the same repeated for the third time.
42) As per Building Bye-Laws 2003 Schedule IV-8(i) The Validity of Registration for Architect/Engineer/Supervisor/ Structural Engineer shall not materially and structurally deviate from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in contravention of the provision of the Act, Rules, Bye Laws, Zoning Regulations, Standing Orders and Policy Orders of the Corporation.

Special Condition as per Labour Department of Government of Karnataka Vide ADDENDUM (ಕಾರ್ಮಿಕ ಇಲಾಖೆ ಕ.ಕಾ.ಇಲಾಖೆದಿನಾಂಕ: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 is 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 future, 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. 4906/2008 & 2893/2008.

II. NOC DETAILS:

Sl. NO	Name of the statutory Department	Reference no. and date	Conditions imposed
1.	Fire Force Department	GBC(1)196/2009 dt:12-12-2014	-
2.	Airport Authority of india	AAI/BIA/ATM/NOC/JAKK/SOUTH/B/042414 /36554/380-85 Dt: 29-05-2014	All the conditions imposed in the letter issued by the statutory body should be adhered to...
3.	BWSSB	BWSSB/(E)/JE(H)-1/DE(H)-II/TA(H)-V 784/14-15 dt:15-10-2014	
4.	BESCOM	EEE/ML/AE(O)/JE-2/1499-500 dt:19-07-2014.	
5.	BSNL	DE/SAN/BG/S-11/Vol XV/JJ dt:-BBG-41 The 26-04-2014	

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt:04-09-2015

III. FEE DETAILS:

The Applicant has paid Rs. 36,96,000/- vide Reciept No. RE - ifms 624 - TP / 000166 dated: 08 - 11 - 2016 for the following:-

1. Licence Fees	:	17,10,128.00
2. Ground Rent	:	8,81,324.00
3. Betterment charges		
a) For Building	:	21,156.00
b) For site	:	69,840.00
4. Security Deposit	:	9,34,600.00
5. Plan copy Charges	:	43,000.00
6. Compound Wall charges	:	5,000.00
7. Scrutiny Charges	:	13,821.00
8. Ad(DUCT)(for Administrative charges towards labour Cess	:	16,167.00
TOTAL	:	36,93336.00
		SAY Rs. 36,95,000.00/-

8. Labour Cess : Rs. 16,01,000.00 /- vide Ch No. 008344, Paid dated: 07 - 11 - 2016, Drawn on Kotak Mahindra Bank Ltd. Bangalore. RTGS UTR No. KKBKR52016110700742509

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Authority:	BBMP/Addl.Dir/JD SOUTH/0360/14-15		
Application Type:	General	Zone:	West
Proposal Type:	Proposed Development	Ward:	Ward-36
Nature of Sanction:	New	Plot No Value:	-
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-II	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	3419.15
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	3419.15
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	3419.15
MAX. PERMISSIBLE COVERAGE AREA	(55%)	1880.53
Proposed Coverage Area	(35.6%)	1217.34
Achieved Net coverage area	(35.6%)	1217.34
BALANCE COVERAGE AREA LEFT	(19.4%)	663.19
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.75)	5983.51
ADDITIONAL FAR	-	-
Residential FAR		5867.49
Proposed FAR Area		5903.85
Substructure Area Add in FAR (Layout Lvl)		10.00
ACHIEVED NET FAR AREA	(1.73)	5913.85
BALANCE FAR AREA	(0.02)	69.66
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		9344.73
ARCH / ENGG / SUPERVISOR (Regd)	OWNER	

M J JAYAKUMARI
(OWNER)
M/S PRESTIGE ESTATE PROJECT LTD

SHASHIDHARA. N.R
BCC/BL/3.2.3/E-1085/92-93

IRFAN RAZACK
(GPA HOLDER)
The Falcon House,#1 , Main Guard Cross Road, Bengaluru - 560 001

OWNER'S NAME:

M J JAYAKUMARI (OWNER)
M/S PRESTIGE ESTATE PROJECT LTD IRFAN RAZACK (GPA HOLDER)

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING ON PLOT NO. 4, MSRE COLLEGE ROAD, DR.M.S .RAMAIAH NAGAR, MATHIKERE, SANJAYANAGAR SUB DIVISION, WARD NO. 4, BANGALORE - 54

ARCHITECT:

SHASHIDHARA. N.R
BCC/BL/3.2.3/E-1085/92-93

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESI)	Residential	Multidwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	46	1001.40	65	893.75
Visitor's Car Parking	5	68.75	0	0.00
Total Car	51	701.25	65	893.75
TwoWheeler	5	68.75	0	0.00
Total Area	-	770.00	-	2488.22

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 (RESI)	5867.49	5903.85	9257.88	46.00	597.94
Total	5867.49	5903.85	9257.88	46.00	597.94

DRAWING TITLE	SCALE	SHEET NO.
SECTION @ AA & ELEVATION.	1:100	05 OF 05

N

ARCHITECT: -

onarch
302, Greenfield Apartments, Prime Street,
Richmond Town, Bangalore 560 025
PH: 080 22242244/45

ಕಂದಲು ಪತ್ರಿ

ಸಕ್ಷಮ ಪಾಲಿಕೆಯಾಕಿರುವುದು ಮಾನ್ಯ ಶ್ರೀಯುತರಿಗೆ ಆರೋಪದ ದಿನಾಂಕ 22.09.2016 ರಲ್ಲಿನಂತೆ ಶ್ರೀ ಎಂ. ಕುಮಾರ್ ಪಾಲಿಕೆಗೆ ಆ.ನ.ಸಂ.ಎಂ.ಎಸ್.ಆರ್.ನಗರ ವಾರ್ಡ್0360/14-15ರಂತೆ 01/12/2016 ಕ್ಕೆ ಸಕ್ಷಮ ಪಾಲಿಕೆಯಾಕಿರುವುದು ವಿರುದ್ಧವಾಗಿದ್ದು, ಪರಿಷ್ಕರಣೆ ಅಮಾನತ್ತುಗೊಳಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 01/12/2016 ರಿಂದ 30/11/2018 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯ ಪರಿಷ್ಕರಣೆ ಇರುತ್ತದೆ.
(ಎಲ್ಲಾ ಪರಿಷ್ಕರಣೆ ಅಧಿಕೃತ ಮಾತ್ರ)

1/12/16

ಅಂಚೆ ಕಛೇರಿ ಕಂದಲು ಗ್ರಾಮ ಯೋಜನೆ
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು