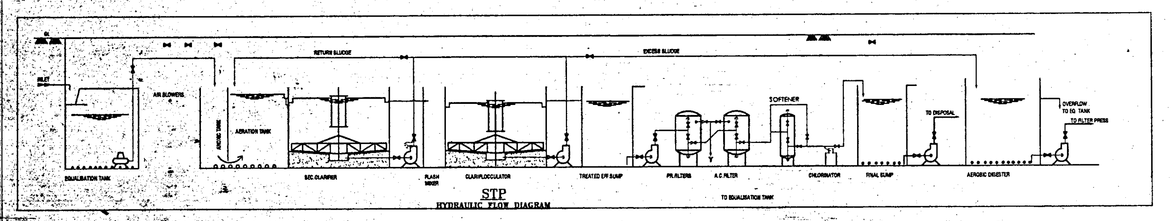
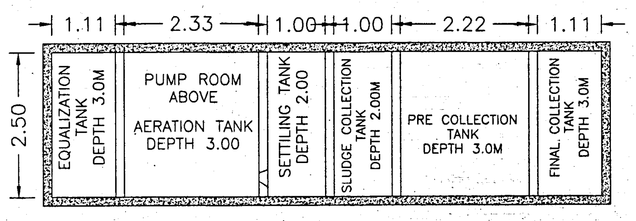
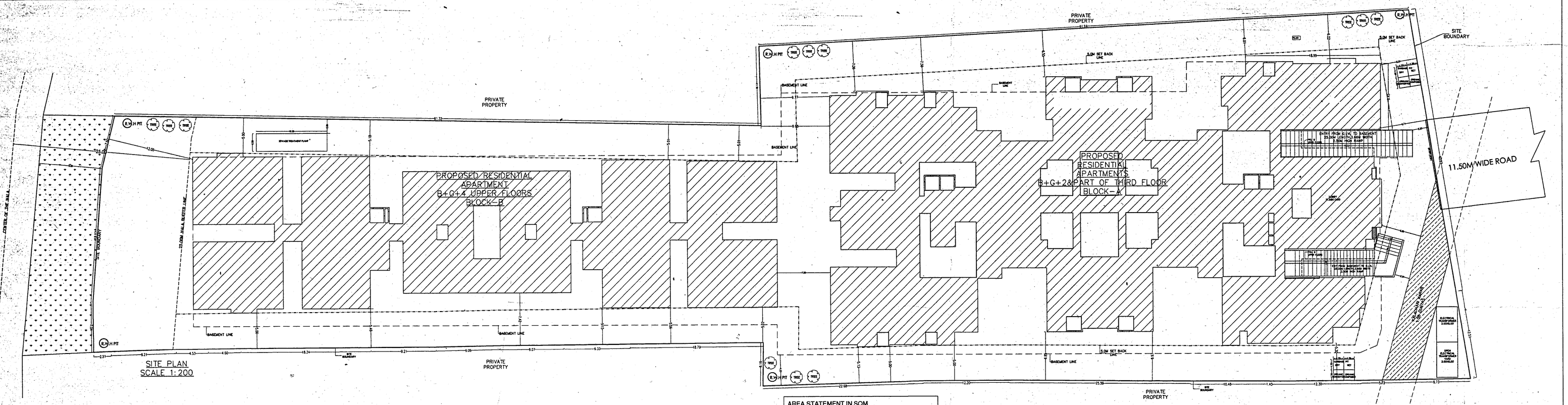
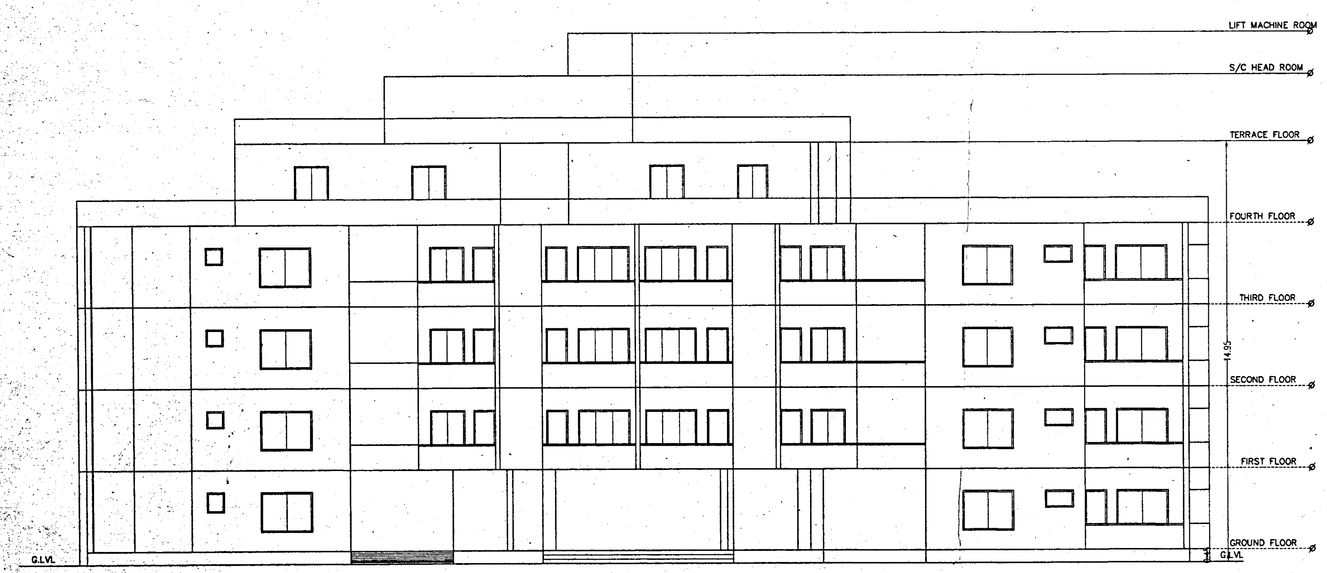
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT









EAST SIDE ELEVATION

AREA STATEMENT IN SQM		
SITE AREA	:	7794.76
KARAB AREA (KALADHARI)(1.08g)	:	109.44
NET SITE AREA	:	7685.33

BLOCK - A

FLOOR	BUA	DEDUCTION AREA	FAR AREA	UNITS
BASEMENT FLOOR	5259.74	5234.82	24.92	
GROUND FLOOR	1950.79	15.68	1935.11	17
FIRST FLOOR	1989.37	15.68	1973.69	19
SECOND FLOOR	1989.37	15.68	1973.69	19
THIRD FLOOR	893.31	42.32	850.99	8
TERRACE FLOOR	26.64	26.64	----	
TOTAL	12109.22	5350.82	6758.40	63

BLOCK - B

FLOOR	BUA	DEDUCTION AREA	FAR AREA	UNITS
GROUND FLOOR	1338.24	7.84	1330.40	12
FIRST FLOOR	1338.24	7.84	1330.40	12
SECOND FLOOR	1338.24	7.84	1330.40	12
THIRD FLOOR	1338.24	7.84	1330.40	12
FOURTH FLOOR	1338.24	7.84	1330.40	12
TERRACE FLOOR	51.10	51.10	----	
TOTAL	6742.30	90.30	6652.00	60

COMBINED AREA STATEMENT BLOCK - A & B

FLOOR	BUA	DEDUCTION AREA	FAR AREA	UNITS
BASEMENT FLOOR	5259.74	5234.82	24.92	
GROUND FLOOR	3289.03	23.52	3265.51	29
FIRST FLOOR	3327.61	23.52	3304.09	31
SECOND FLOOR	3327.61	23.52	3304.09	31
THIRD FLOOR	2231.55	50.16	2181.39	22
FOURTH FLOOR	1338.24	7.84	1330.40	12
TERRACE FLOOR	77.74	77.74	----	
TOTAL	18851.52	5441.32	13410.40	123

FAR
13410.40 / 7685.33 = 1.744<1.75

COVERAGE
3269.57 / 7685.33 X 100 = 42.50% < 50.00%

CARPARKING
NUMBER OF UNITS 123 UNITS

> 50 SQM =225.00 SQM	=	123 CARS
VISITOR CAR PARKING	=	13 CARS
REQUIRED		=136 CARS
PROVIDED		=141 CARS

BBMP/Addl.dir/JDTP(N)/LP No.0607/2012-13

I Conditions

1. SANCTION IS ACCORDED FOR THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT AT BBMP KATHA NO.14,SY NO.41/2& 39/2,KOTHNUR VILLAGE, HORMAVU,BANGALORE, BBMP WARD No.25.
   A) Consisting of BASEMENT,GF+2 & PART OF 3RD UPPER FLOOR BLOCK-A AND BASEMENT,GF+4UF (FOUR UPPER FLOORS) BLOCK-B
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor 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. Separate toilets for running water, toilets, urinals at ground level for postal services & space for postal letter boxes within the premises, as 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 / 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 any Govt. land or on any open space or drains/storm water drains, etc. at any time.
9. The applicant / builder is p rohibited 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 3.65 m in the basement for locating the telecom equipment and also to make provisions for telecom services as per Byelaw No. 29.
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 leas t two trees in the premises
14. Permission shall be obtained from forest department for cutting trees before the commencement of work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and th e 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 licence / permit shall be liable to be cancelled. The owner / builder shall be liable to be prosecuted 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 B) under sub section IV -9 (a)(b)(X)
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. Completion of 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 Byel -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 law 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 Karnataka Fire & Rescue Act - 1964 are complied with by the owner.
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 organic waste shall be processed in the Recycling processing unit. 150 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 fo r 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. 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 bancfion of this plan is subject to result of W.P No. 4906/2008 & 2993/2008.
35. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
36. Improvement charges for the property should be paid as decided by the BBMP in future.
37. NOC from BWSSB should be submitted before obtaining commencement certificate.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodlisi) Letter No. LD/95LET/2013, dated: 01-04-2013.

1. Registration of Applicant/Builder/Owner/Contractor and the construcution workers working in the construcution site with the "Karnataka Building and Other Construcution workers Welfare Board" should be strictly adhered to.
2. The Applicant/Builder/Owner/Contractor should submit the Registration of establishment and list of construcution 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 construcution 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 initated.
7. The demand for payment of park and open space fee is quashed as per the orders of Hon'ble High Court vide W.P.No.2522/12012 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.

II. The Applicant has paid Rs.43,73,000.00 vide receipt No. TR/JDTP/NR/01/2013-14/FEB/0004 dated: 18/02/2014 for the following: -

1. Licence Fees	:	14,68,318.00
2. Ground Rent	:	7,54,081.00
3. Betterment Charges a) For Site	:	1,53,707.00
b) For Building	:	37,703.00
4. Security Deposit	:	18,85,152.00
5. Plan copies	:	43,000.00
6. Compound wall charges	:	10,000.00
7. 1% Labour Cess Service Charges	:	20,292.00
TOTAL	:	43,72,132.00
Rounding off Rs. 868 TOTAL	:	43,73,000.00
8. Labour Cess		
TOTAL	:	20,09,000.00

The Applicant has produced DD No.016170 Dated: 18-02-2014, AXIS BANK LIMITED,SAHAKARNAGAR,BANGALORE.

ಮೂಲ ಪ್ರತಿ :

ಸದರಿ ಮೂಲನಕಾಶೆಯನ್ನು ಅಧಿಕೃತ ಅಧಿಕೃತ ದಿನಾಂಕ 03/01/2014 ಮೇರೆಗೆ ಸಿ.ಟಿ.ಪಿ.ಪಿ.ಕಛೇರಿ (ಉ) ಬಿಬಿಎಂಪಿ ಯವರು ಸಲ್ಲಿಸಿದ 0607/12-13 ನಕ್ಷೆಯ ಮೇರೆಗೆ 11/03/2014 ರಂದು ಮಾನ್ಯ ಮಾಡಲಾಗಿದೆ.
ಹಾಗೂ ಒಂದನ್ನು ಅಧಿಕೃತಗೊಳಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 11/03/2014
ಸಂಖ್ಯೆ: 10/03/2014 ಹಾಗೂ ಮತ್ತು ಸಂಖ್ಯೆ ಪಡೆದಿರುತ್ತದೆ.
(ಪರಿಷ್ಕರಣೆ ಮಾಡಿದ ಅಧಿಕಾರಿ ಮತ್ತು ಹುದ್ದೆ)

ಉಪ ಸಂಚಾಲಕರು (ಎಲ್ಎಪಿ-ಪಶ್ಚಿಮ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

DOOR SCHEDULE				
SL.NO.	TYPE	SIZE	SILL HT.	LINTEL HT.
1	MD	1.00X2.10	NILL	2.1 M.
2	D	1.00X2.10	NILL	2.1 M.
3	D1	0.90X2.10	NILL	2.1 M.
4	D2	0.75X2.10	NILL	2.1 M.

WINDOW SCHEDULE				
1	W1	1.50X1.50	0.6 M.	2.1 M.
2	W1	1.20X1.20	0.6 M.	2.1 M.

VENTILATOR SCHEDULE				
1	V2	1.20X0.75	1.2	2.1 M.

OWNER'S SIGNATURE :

1) M/s SHELL PROMOTER & INFRA PVT LTD
REP BY ITS DIRECTOR

D.PRADEEP SWARUP.

2) R.DEVANNA.

3) R.SAMPANGAPPA.

4) G.M.JAGADISH.

ENGINEER'S SIGNATURE :

VASANTHMADHAVA.R.
Reg.No.BCC/BL-36/E - 3213: 08-09

PROJECT DESCRIPTION
PROPOSED RESIDENCIAL APARTMENT
BBMP KATHA NO.14,SY NO.41/2& 39/2,
KOTHNUR VILLAGE,
BANGALORE WARD NO.25,HORMAVU.

DRAWING DESCRIPTION
SITE PLAN
ELEVATION
AREA STATEMENT.

SCALE : 1:100 | SHEET NO 4 OF 4

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT