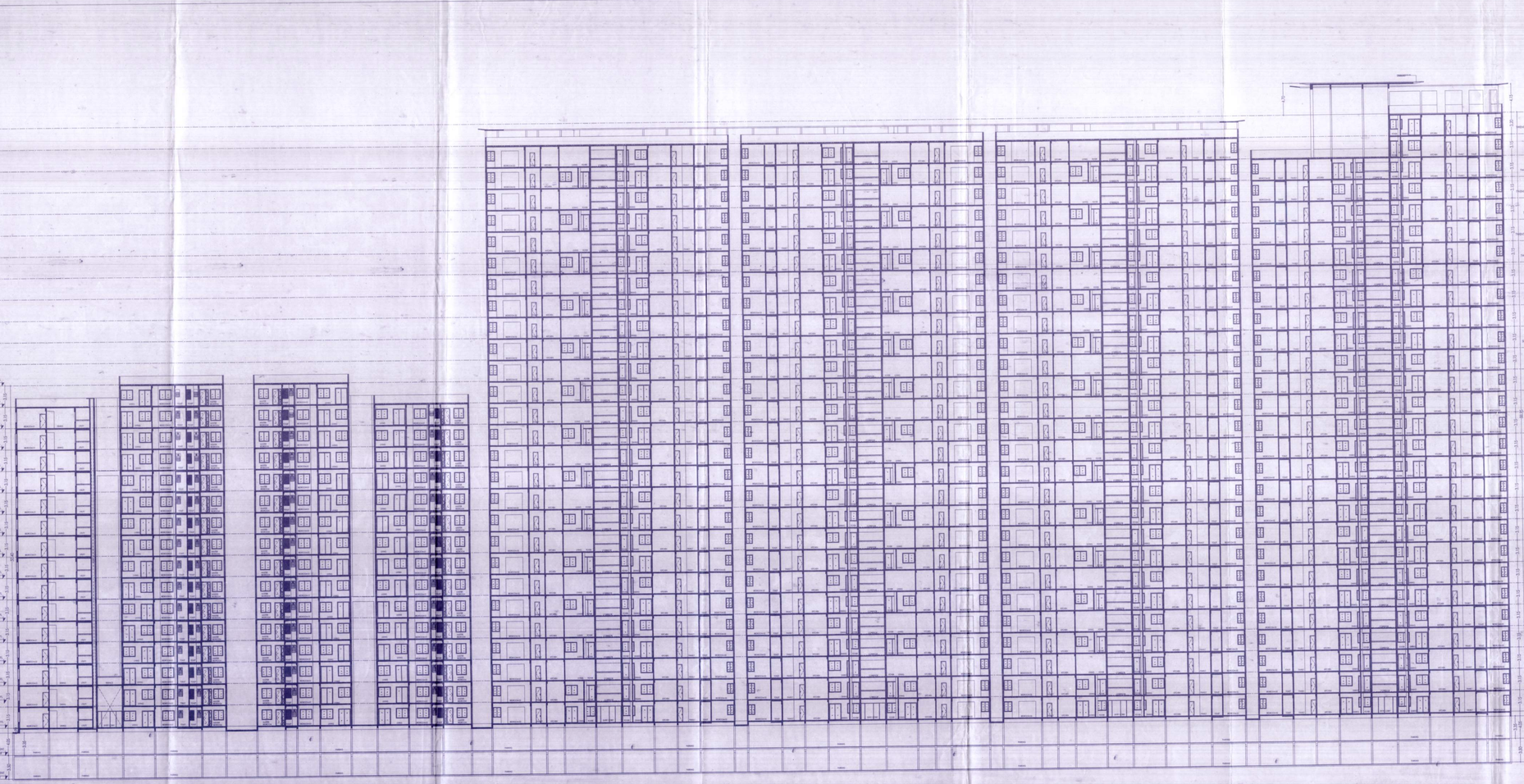
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



BBMP / ADDL.DIR / JD NORTH / LP / 0553 / 2011-12

This Plan Sanctions issued subject to the following conditions

Conditions.

1. Sanction is accorded for the Proposed construction Residential Apartment Building a) Construction of consisting of Cluster - 2A, 2BF + GF + 4 UF, b) Cluster - 2B, 2BF + GF + 2UF for Club House c) Cluster - 4, Tower - F and L, 2BF+GF+21 UF, Tower - G & H, 2BF+GF+15 UF, Tower - I, J & K, 2BF+GF+26 UF.
2. Sanction is accorded Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floors area parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power mains 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 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 (Ea & D) code leaving 3.05 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 norms of the Telecom Authority. No. 25.
12. The applicant shall maintain during construction such temporary sanitary arrangements as considered necessary to prevent dust, debris & other materials endangering the safety of adjacent persons, structures etc. in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Felling of trees if any, shall be obtained from forest department for cutting trees before the commencement of the work.
15. Licenses 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 (Bye-law No. 3.6) under sub section IV-B (e) in (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. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building in the prescribed form.
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 purpose of 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. 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 III (Bye law - 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 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early/morning 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 750 K.g. 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 cover structure for 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. The owner / Association of the highrise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding maintenance and provision 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.
35. The Owner / Association of the highrise building shall get the building inspected by semi-related 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.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical inspectorate every Two years with due inspection by the Electrical inspectorate regarding maintenance 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.
37. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of license fee for sanction of this plan is subject to result of WP. No. 4906/2003 & 2343/2008.
39. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Authority will inform the same to the registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
40. The Builder / Contractor / Professional responsible for supervision of work shall not, shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner & should the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. All conditions laid down while approving earlier plan sanctioned by this office for Tower - A, B, C, D & E should be adhered to.
42. All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
43. 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 (Insertion) Hoodibid Letter No. LO/SSLET/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.

I. NOC Details

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	Fire Force Department	GBC(U) 132 / 2011, Dt: 31 - 01 - 2012 & Dt: 31 - 01 - 2015.	All the conditions imposed in the letter issued by the statutory bodies should be adhered to.
2)	Airport Authority of India	AAI / SD / 47627/NOC / 05 / 981-85, Dt: 30 - 11 - 2015.	
3)	BESCOM	CEE / BMAZ / SEE(C) / AEE-1 / F-953 & 191, Dt: 24 - 12 - 2015 & 10 - 01 - 2011.	
4)	BWSSB	BWSSB / EC / AO(EM) / DC(EM) / TA-9 / 590772011-12, Dt: 22 - 11 - 2011.	
5)	KSPCB	PCB / 376 / CONI / 10 / 14235, Dt: 30 - 05 - 2011.	
6)	SEIAA	SEIAA / 158 / CON / 2015, Dt: 24 - 08 - 2015.	

III. The Applicant has paid the fee vide Receipt No. RE-0ma331-TP/600119, dated: 08 - 12 - 2015 for the following:-

1.	Licence Fees	1,75,20,999.00
2.	Ground Rent	83,43,279.00
3.	Betterment Charges a) For Building	3,70,812.00
4.	Security Deposit	1,88,43,818.00
5.	Plan copy charges & Compound Fees	4,30,000.00
6.	Add 1% for Administrative charges towards labour Cess	2,70,735.00
	TOTAL	4,54,76,330.00
	SAY Rs.	4,54,77,000.00

6. Labour Cess - Rs. 2,68,03,000/- Paid vide D.D No.121753, 121754, 121755, 121756, 121757 & 121758, dated: 08 - 12 - 2015, Drawn on HDFC Bank, M.G.Road Branch, Bangalore.

ಕರಡು ಪ್ರತಿ

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ವಲಯ

OWNER'S SIGNATURE
Authorised Signatory

G CORP HOMES PVT. LTD
(GPA Holder for M. R. Seetharam)
#11/1B, Vivek Park Layout, MG Road
Bangalore - 560 068
No. +919845 - 850855/56

ARCHITECT'S SIGNATURE

ASOKA BABU MORLA
BCC/BL-3.6/A-3289/11-12
(for ARCOP Associates Pvt. Ltd.)
(1st Floor, 2nd Cross, Victoria Road, Ulsoor, Bangalore - 560 042
No. +918025357-1255, 4257
email : info@arcop.co.in

PROJECT

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA NO. 13/2, THANSANDRA MAIN ROAD, THANSANDRA, WARD NO. 6, BANGALORE.

DRAWING TITLE

SECTION @ A

DRAWING TITLE	ORIENTATION
1 : 150	N

ARCHITECT

SHEET NO : 19 OF 20

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT