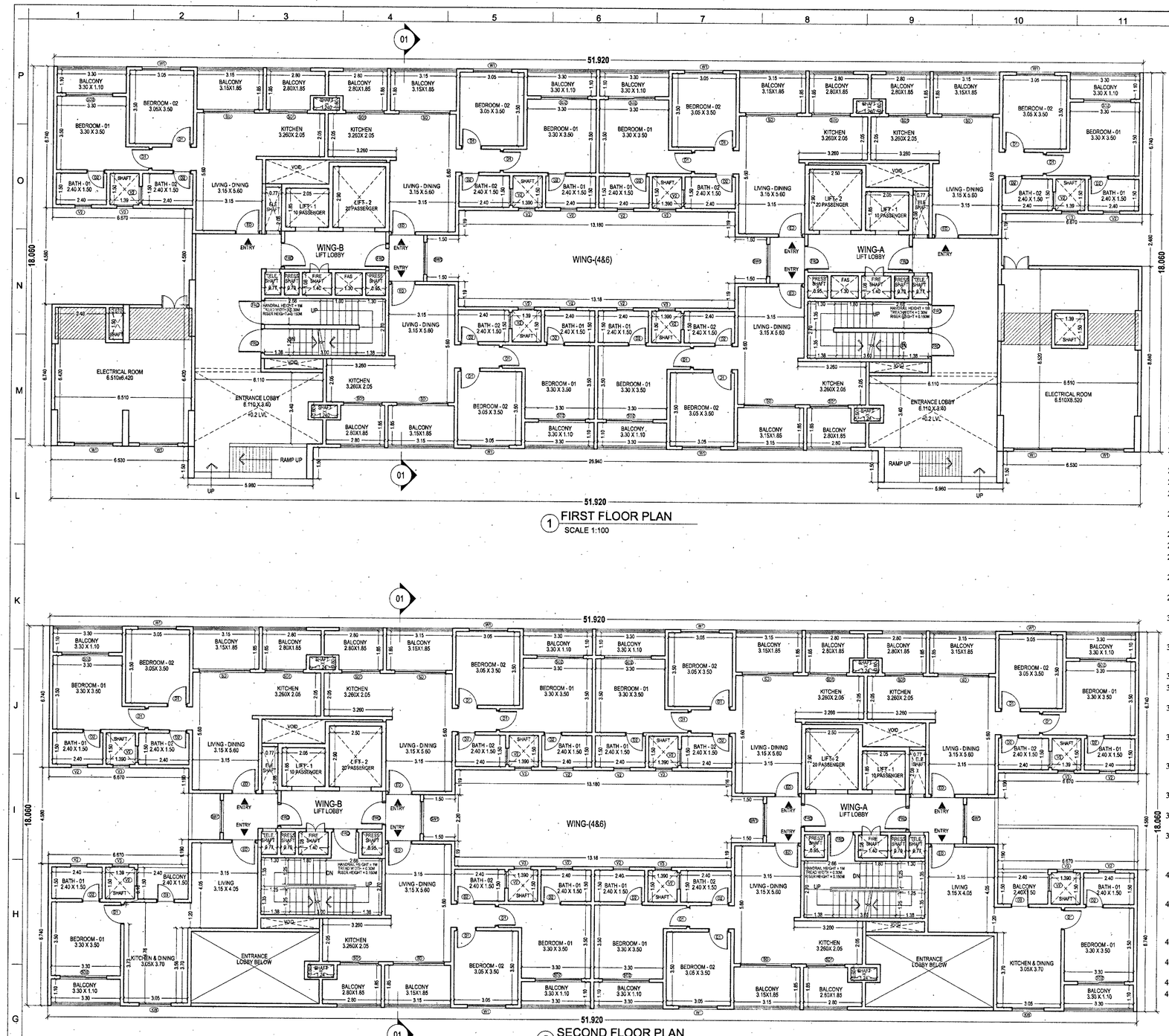


1 FIRST FLOOR PLAN
SCALE 1:100

2 SECOND FLOOR PLAN
SCALE 1:100

3 TYPICAL FLOOR PLAN(3RD,5TH,6TH,8TH,9TH,11TH,12TH, 14TH,15TH,17TH,18TH,20TH,21ST,23RD)
SCALE 1:100

WING-04 & 06				
	FLOOR	EWS	OTHERS	TOTAL
1ST FLOOR	1	0	6	6
2ND FLOOR	1	2	6	8
3RD,5TH,6TH,8TH,9TH, 11TH,12TH,14TH,15TH,17TH, 18TH,20TH,21ST,23RD FLOOR	14	0	112 (8NOS/FLOOR)	112
4TH, 7TH, 10TH,13TH,16TH, 19TH,22ND FLOOR	7	0	56 (8NOS/FLOOR)	56
TOTAL NO. OF UNITS				182

BBMP/Addl.Dir/JD North/0009/2018-19

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 04, Ward No. 05, Sy No. 50, 51 & 54 of Bellahalli Village, Byatarayanapura Sub-division, Yelahanka zone, Bengaluru.
   (a)Building - 1, (Wing - 1 & 2), **Building - 2**, (Wing - 3 & 4), **Building - 3**, (Wing - 5), **Building - 4**, (Wing - 6 & 7),
   Building - 5, (Wing - 8 & 9) Consisting of GF+23 UF with Common Basement Floor (Twenty Three Upper Floors Only)
   (b)Building - 6, (Wing - 10) Consisting of 2BF+GF+17UF (Seventeen Upper Floors Only)
2. Sanction is accorded for **Residential Apartment use** only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and 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 / 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 (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 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. 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-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 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 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. 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 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** 400 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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. 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 highrise building shall obtain clearance certificate from Fire Forece 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the 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 Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that 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 Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003.
39. If 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 materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner a about 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. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
42. This Sanction is subject to the conditions laid down in the orders of Deputy Commissioner, Bengaluru vide No. LND(NA)CR 74 /2015-16, Dated. 20-06-2015.
43. Before commencing the work, the applicant / developer shall obtain modified Environmental Clearance from SEIAA and modified CFE from KSPCB. The same shall be submitted to this office before Commencing the work.
44. The Owner / Developer should submit BWSSB NOC before the issue of Occupancy Certificate.
45. 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 (Hosadaagi Hoodike) 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.

II. NOC Details

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force and Emergency Services	KSFES/GBC(1)/436, Docket No. KSFES/NOC/1148/2018, Dated. 18-09-2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	AAI	AAI/BIA/ATM/NOC/JAKK /SOUTH/B/12614/ 77223/2572-77, Dated. 10-12-2014	
3	Govt. Flying Training School	GFTS/ATM/NOC/JK-23/2014/1269, Dated.27-12-2014.	
4	Air Force Station, Yelahanka	Air/HQ/S.17726/4/ats (pp-mdcels) DyNo. 365/T/D (Air-II)m dated: 06-04-2015	
5	BSNL	AGM(TP)/S-6/2014-15/Vol-30/42, Dated. 21-10-2014.	
6	SEIAA	SEIAA 177 CON 2014, Dated. 08-06-2016	
7	KSPCB	PCB/299/CNP/14/H1643, Dated. 09-02-2015	
8	BESCOM	CE(E)/BMAZ/SE(E)/AEE(E)-2/18-19/599-602 dated: 20-06-2018	
9	BWSSB	Condition to be imposed to submit the same before obtaining Occupancy Certificate	

III. The Applicant has paid the fees vide Receipt No. RE-ifms 331-TP/000300 dated: 24-09-2018 for the following:-

1. Licence Fees	:	2,09,80,002-00
2. Ground Rent	:	1,23,78,201-00
3. Betterment Charges	:	4,66,222-00
4. Security Deposit	:	2,33,11,113-00
5. Plan copy charges and Compound Wall	:	5,30,000-00
6. 1% Service Charge on Labour Cess to be paid to BBMP	:	2,95,770-00
	TOTAL:	**5,79,61,308 -00**
	SAY Rs.	**5,79,62,000-00**

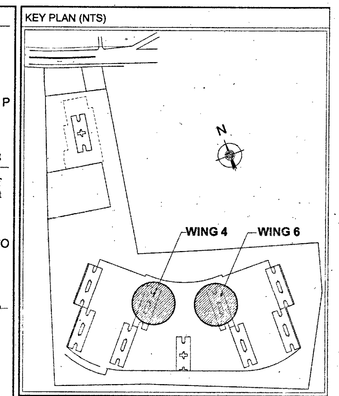
7. Labour Cess : Rs. 2,92,82,000/- Paid vide NEFT/RTGS No. UTIBR52018092000360741, Date. 20-09-2018, Vide Receipt No. HO/32652/2018, dated: 20-09-2018.

ಸಕಲ ಪ್ರಾ

ಪ್ರಾಧಿಕಾರದಿಂದ ತಿಮಾನ ಮಾಡಲಾಗಿರುವ ಅನುಮತಿಯ ಆದೇಶದ ದಿನಾಂಕ 12/09/2018
ಹಾಗೂ ಜಂ.ನಿ.ಆ.(ಆ)/(ಪ್ರ) ಜಂ.ನಿ.ಆ. ಸಂಖ್ಯೆ:ಬಿಬಿಎಂಪಿ/ಪ್ರ/ಶಾಂಕಿ-19
ದಿನಾಂಕ:21/09/2018 ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಮಂಜೂರಾತಿ ನೀಡಲಾಗಿದೆ ಮತ್ತು
ಅದರಲ್ಲಿ ಸೂಚಿಸಿರುವ ಅಭಿವೃದ್ಧಿಕಾರ್ಯಗಳನ್ನು ದಿನಾಂಕ:21/09/2018
ರಂದು ಸಲ್ಲಿಸಿರುವ 30/09/2020 ರವರೆಗೆ ಸಾಕಷ್ಟು ಮಾನ್ಯತೆ ಇರುತ್ತದೆ.
(ಅವಧಿ ಮಾರ್ಗಗ ಅನ್ವಯಿಸಿದಲ್ಲಿ)

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ಪ್ರಗತಿ ಮೂಲಸೌಕರ್ಯ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ದಿನಾಂಕ 4/10/18.

KEY PLAN (NTS)



SCHEDULE OF OPENINGS

DOORS					
SL NO.	NAME	SIZE	LINTEL	DESCRIPTION
1	ED	1050X2100	2150	WOODEN DOORS
2	D1	950X2150	2150	WOODEN DOORS
3	D2	850X2150	2150	WOODEN DOORS
4	D3	830X2150	2150	WOODEN DOORS
5	SD	2430X2150	2150	ALUMINUM SLIDING DOOR
6	SD1	1830X2150	2150	ALUMINUM SLIDING DOOR
7	SD2	1680X2150	2150	ALUMINUM SLIDING DOOR
8	FRD	1050X2150	2150	FIRE RATED DOOR
WINDOWS				
1	W1	1830X1680	2150	ALU. SLIDING WINDOW
2	W2	1530X1680	2150	ALU. SLIDING WINDOW
3	KW	1530X1030	2150	ALU. SLIDING WINDOW
4	SW1	1530X1030	2150	ALU. SLIDING WINDOW
VENTILATORS				
1	V1	630X930	2150	ALU WITH GLASS LOUVERS (Fixed)
2	V2	780X1230	2150	ALU WITH GLASS LOUVERS (Openable)
3	V3	780X1230	2150	ALU WITH GLASS LOUVERS (Fixed)

OWNER'S SIGNATURE
SOBHA LTD., G.P.A HOLDER INFAVOUR OF
KATHA HOLDER SHRI ZAHED HUSAIN

SIGN.
H.R.CHANDRASHEKAR
(AUTHORIZED SIGNATORY)
FOR SOBHA LIMITED

ARCHITECTS SIGNATURE

SIGN.
(VINITA AGAST)
BCC /BL -3.6 /A-1536/ 2006-07

ARCHITECTS :

SOBHA LIMITED,
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: SHRUTI	SCALE : 1:100
CHECKED BY: MRINMAYEE	DATE :28/09/2018
NORTH	PROJECT NO.: 370
	REV.NO.

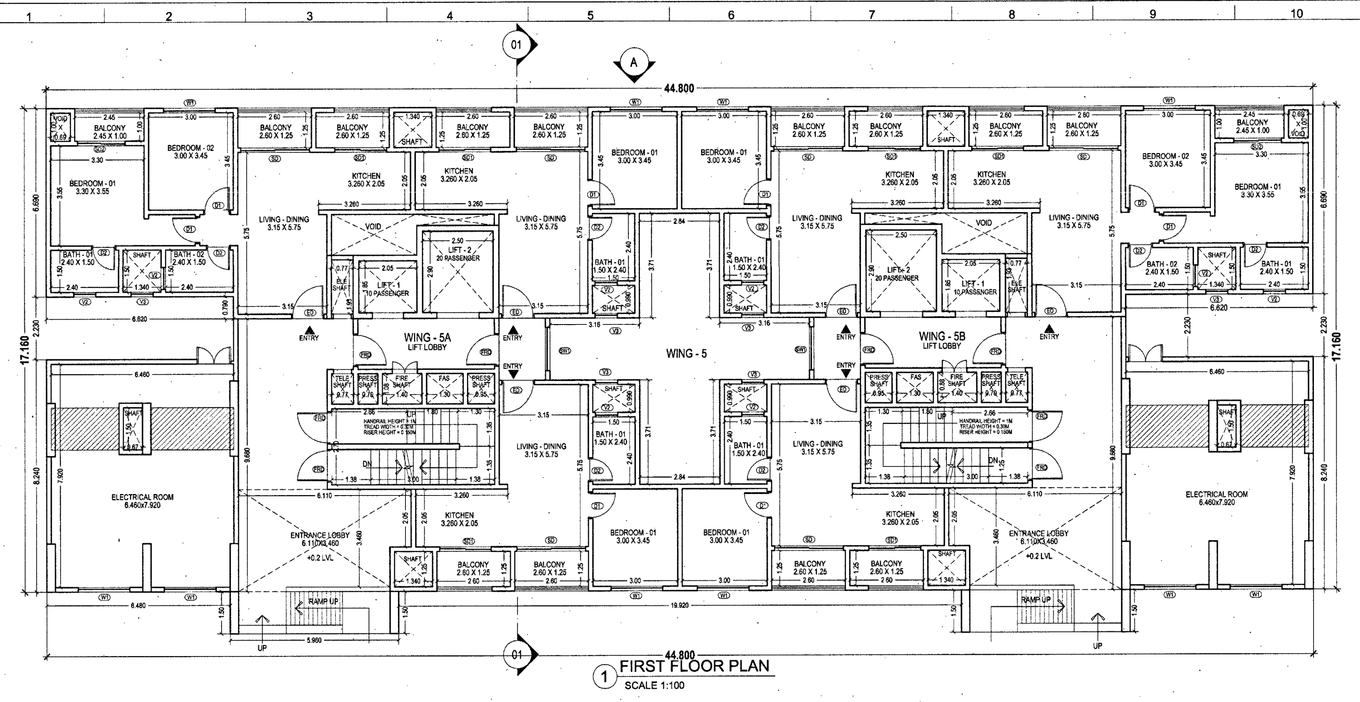
JOB TITLE

PLAN SHOWING APARTMENT BUILDINGS @
KATHA NO.04/50-51 & 54 WARD NO:05
BELLAHALLI VILLAGE , YELAHANKA HOBLI, BENGALURU

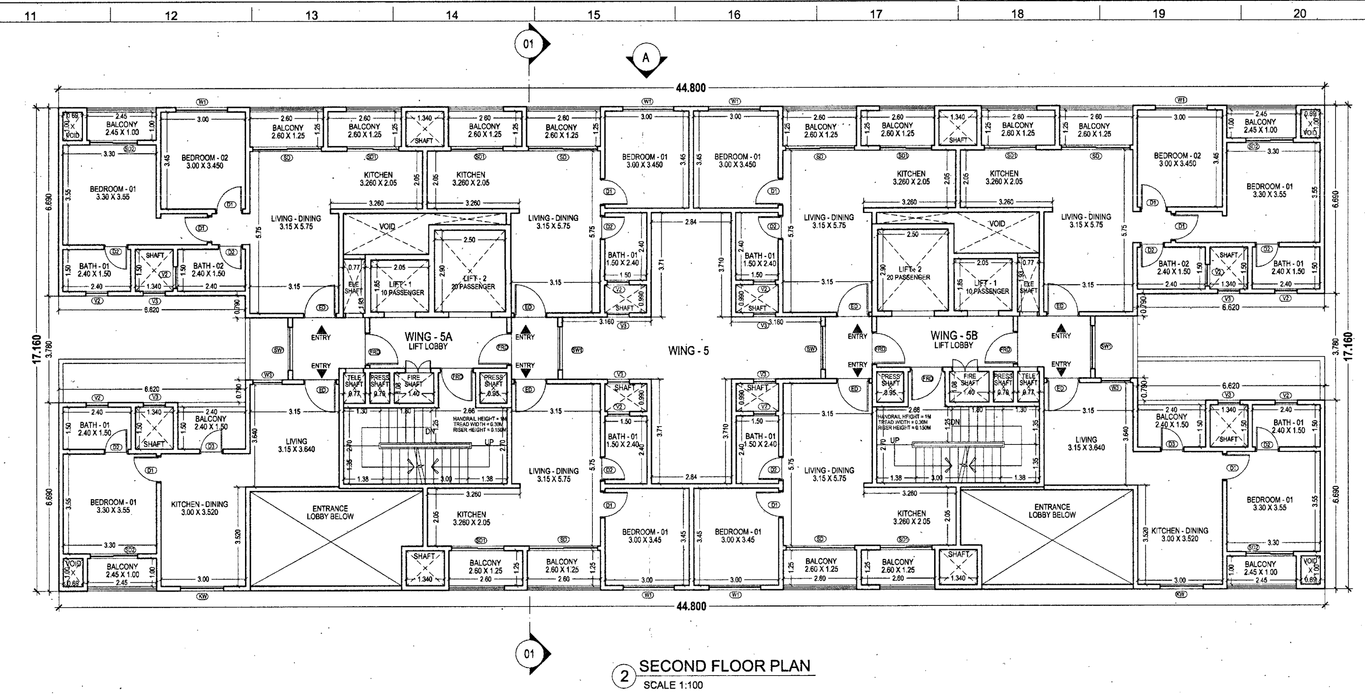
DRAWING TITLE

WING 4 & 6
FIRST FLOOR PLAN
SECOND FLOOR PLAN
TYPICAL FLOOR PLAN

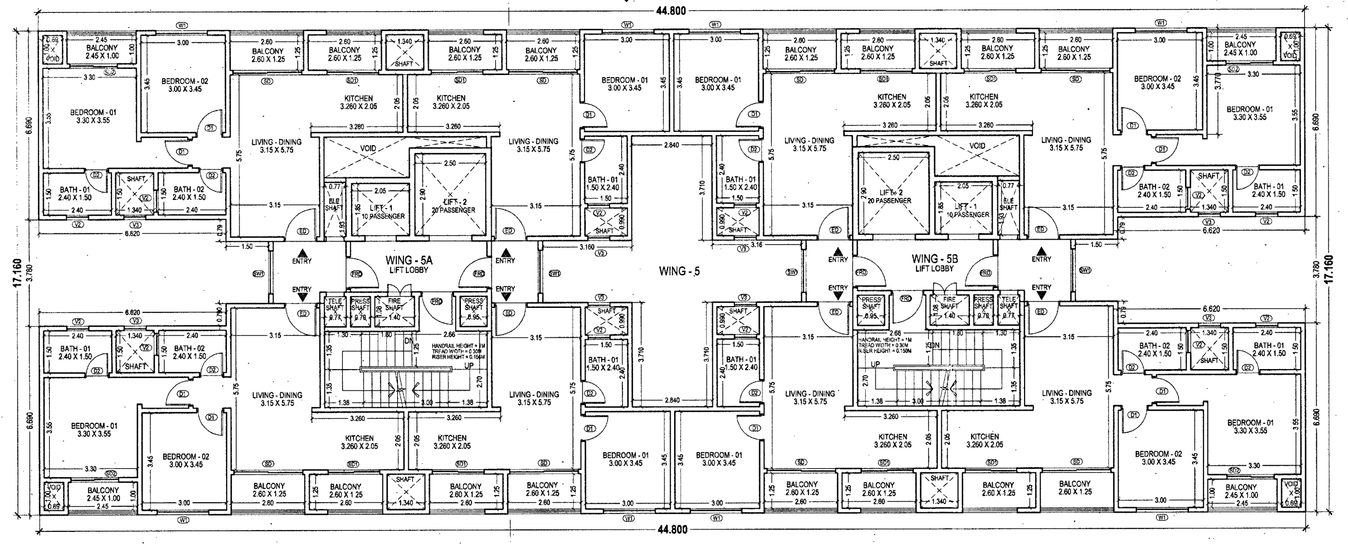
SHEET 7/17



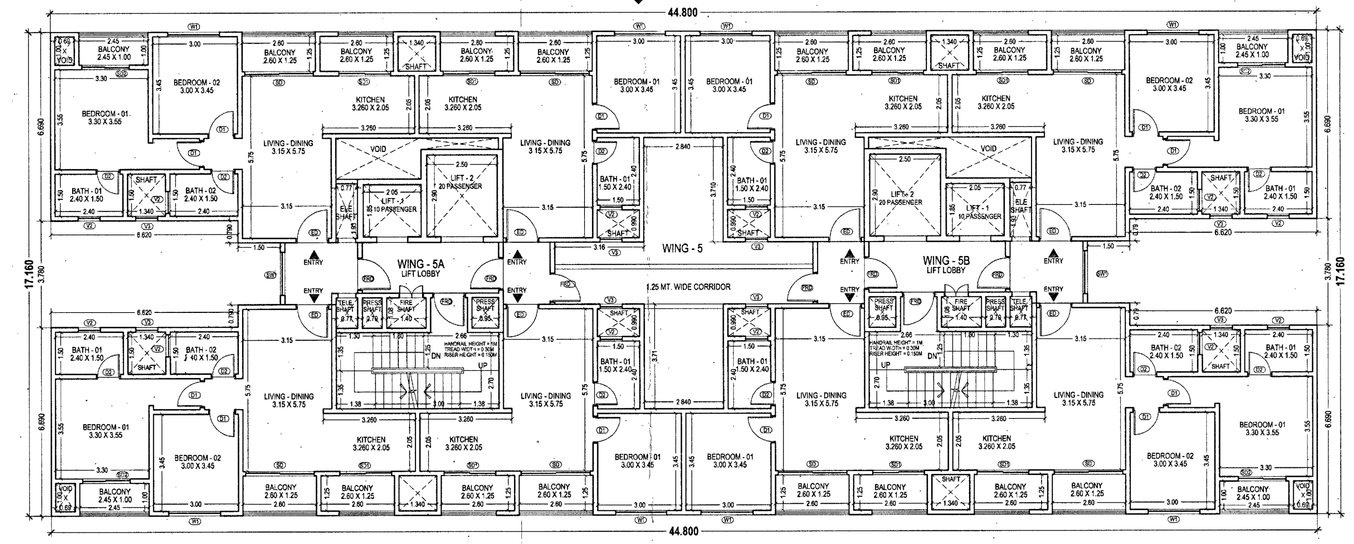
1 FIRST FLOOR PLAN
SCALE 1:100



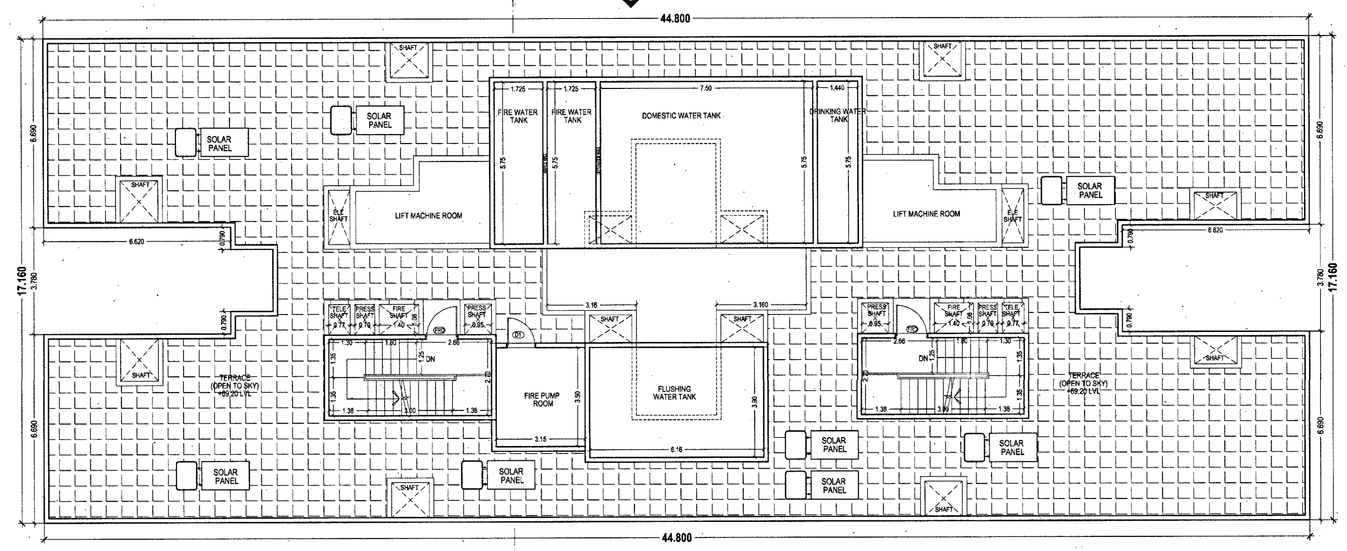
2 SECOND FLOOR PLAN
SCALE 1:100



3 TYPICAL FLOOR PLAN(3RD,5TH,6TH,8TH,9TH,11TH,12TH, 14TH,15TH,17TH,18TH,20TH,21ST,23RD)
SCALE 1:100



4 TYPICAL FLOOR PLAN(4TH,7TH,10TH,13TH,16TH,22ND)
SCALE 1:100



5 TERRACE FLOOR PLAN
SCALE 1:100

WING-5B				
	FLOOR	EWS	OTHERS	TOTAL
1ST FLOOR	1	4	2	6
2ND FLOOR	1	6	2	8
3RD,5TH,6TH,8TH,9TH,11TH,12TH, 14TH,15TH,17TH,18TH,20TH,21ST,23RD FLOOR	14	56 (4NOS PER FLOOR)	56 (4NOS PER FLOOR)	112
4TH, 7TH, 10TH, 13TH, 16TH, 22ND FLOOR	7	28 (4NOS PER FLOOR)	28 (4NOS PER FLOOR)	56
TOTAL NO. OF UNITS				182

BBMP/Add.Dir/JD North/0009/2018-19

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1. Sanction is accorded for the Residential Apartment Building at Khata No. 04, Ward No. 05, Sy No. 50, 51 & 54 of Bellahalli Village, Byatarayanapura Sub-division, Yelahanka zone, Bengaluru.
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   (b)Building - 6, (Wing - 10) Consisting of 2BF+GF+17UF (Seventeen Upper Floors Only)
2. Sanction is accorded for **Residential Apartment use** only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and 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 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 the workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
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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.
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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 plan 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.
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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 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.
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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 higher building shall obtain clearance certificate from Fire Forece 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the 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 Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued once in Two years.
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39. If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect /Engineer / 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 materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. Non-compliance to the above shall be treated as violation and construction in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
42. This Sanction is subject to the conditions laid down in the orders of Deputy Commissioner, Bengaluru vide No. LND(NA)CR 74 /2015-16, Dated. 20-06-2015.
43. Before commencing the work, the applicant / developer shall obtain modified Environmental Clearance from SEIAA and modified CFE from KSPCB. The same shall be submitted in this office before Commencing the work.
44. The Owner / Developer should submit BWSSB NOC before the issue of Occupancy Certificate.
45. 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 (Housdangi Hoodika) Letter No. LD/955/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.

II. NOC Details

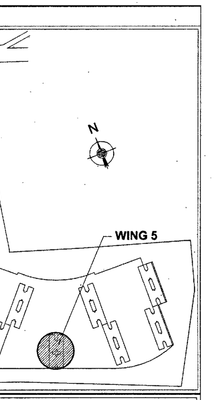
Sl.No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force and Emergency Services	KSFES/GBC(1)/436, Docket No. KSFES/NOC/1144/2018, Dated. 18-09-2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	AAI	AAI/BIA/ATM/NOC/JAKK /SOUTH/B/112614/ 77223/2572-77, Dated. 10-12-2014	
3	Govt. Flying Training School	GFTS/ATM/NOC/JK-23/2014/1269, Dated.27-12-2014.	
4	Air Force Station, Yelahanka	Air/HQ/S.17726/4/tcs (pc-mdo/rk) Dy.No. 3655/D (Air-II)in dated: 06-04-2015	
5	BSNL	AGM(TP)/S-6/2014-15/Vol-30/42, Dated. 21-10-2014.	
6	SEIAA	SEIAA 177 CON 2014, Dated: 08-06-2016	
7	KSPCB	PCB/29WCNP/14431643, Dated. 09-02-2015	
8	BESCOM	CE(E)/BMAZ/SE(E)/AE(EE)-2/18/39399-402 dated: 20-09-2018.	
9	BWSSB	Condition to be imposed to submit the same before obtaining Occupancy Certificate	

III. The Applicant has paid the fees vide Receipt No. RE-dfuu 331-TP/000300 dated: 24-09-2018 for the following:-

1. Licence Fees	:	2,09,80,000-00
2. Ground Rent	:	1,23,78,201-00
3. Betterment Charges	:	4,66,222-00
4. Security Deposit	:	2,33,11,113-00
5. Plan copy charges and Compound Wall	:	5,30,000-00
6. 1% Service Charge on Labour Cess to be paid to BBMP	:	2,95,770-00
	TOTAL:	**5,79,63,308 -00**
	SAY Rs.	**5,79,62,000-00**

7. Labour Cess : Rs 2,92,82,000/- Paid vide NEFT/RTGS No. UTIBSR20180926103741, Date. 26-09-2018, Vide Receipt No. HO/32652/2018, dated: 20-09-2018.

KEY PLAN (NTS)



SCHEDULE OF OPENINGS

DOORS				
SL NO.	NAME	SIZE	LINTEL	DESCRIPTION
1	D3	1050X2100	2150	WOODEN DOORS
2	D1	900X2100	2150	WOODEN DOORS
3	D2	850X2100	2150	WOODEN DOORS
4	D3	830X2100	2150	WOODEN DOORS
5	SD	2400X2100	2150	ALUMINUM SLIDING DOOR
6	SD1	1830X2100	2150	ALUMINUM SLIDING DOOR
7	SD2	1980X2100	2150	ALUMINUM SLIDING DOOR
8	FRD	1050X2100	2150	FIRE RATED DOOR
WINDOWS				
1	W1	1830X1980	2150	ALU. SLIDING WINDOW
2	W2	1530X1980	2150	ALU. SLIDING WINDOW
3	KW	1530X1200	2150	ALU. SLIDING WINDOW
4	SW1	1530X1200	2150	ALU. SLIDING WINDOW
VENTILATORS				
1	V1	830X600	2150	ALU WITH GLASS LOUVERS (Fixed)
2	V2	760X1200	2150	ALU WITH GLASS LOUVERS (Openable)
3	V3	760X1200	2150	ALU WITH GLASS LOUVERS (Fixed)

ನಕಲು ಪ್ರತಿ

ಸ್ಥಳ ಪರಿಶೀಲನಾ ವರದಿಯಲ್ಲಿ ಉಲ್ಲೇಖಿಸಿರುವ ಷರತ್ತು 12/a/b/c ಮೇರೆಗೆ ಸಂಬಂಧಪಟ್ಟ ಇಲಾಖೆಗಳಿಂದ ಅನುಮತಿ/ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ ಪಡೆಯಲು ತಿಳಿಸಿದೆ. ಅದರಂತೆ ಸಂಬಂಧಪಟ್ಟ ಇಲಾಖೆಗಳಿಂದ ಅನುಮತಿ/ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ ಪಡೆದಿರುವುದಾಗಿ ಸಲ್ಲಿಸಿರುವ ಅಫಿಡವಿಟ್ ದಿನಾಂಕ: 26/09/2018 ರಲ್ಲಿ ಷರತ್ತು ಸಂಖ್ಯೆ: 12 (ಎಲ್ಲಾ ಷರತ್ತುಗಳನ್ನು ಓದಿಕೊಳ್ಳಲಾಗಿದೆ)

B.R. Manjula R. ಅಧಿಕಾರಿ
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ)
ಬೆಂಗಳೂರು ಉತ್ತರ ವಿಭಾಗ
ದಿನಾಂಕ: 26/09/2018

OWNER'S SIGNATURE
SOBHA LTD., G.P.A HOLDER INFAVOUR OF KATHA HOLDER SHRI ZAHED HUSAIN

SIGN
H.R.CHANDRASHEKAR
(AUTHORIZED SIGNATORY)
FOR SOBHA LIMITED

ARCHITECTS SIGNATURE

SIGN
(VINITA AGAST)
BCC /BL -3.6 /A-1594 / 2006-07

ARCHITECTS :

SOBHA LIMITED.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49322000
E-mail: architects@sobha.com

DEALT BY: SHRUTI	SCALE : 1:100
CHECKED BY: MR/MAYEE	DATE : 28/09/2018
NORTH	PROJECT NO.: 370
	REV.NO.

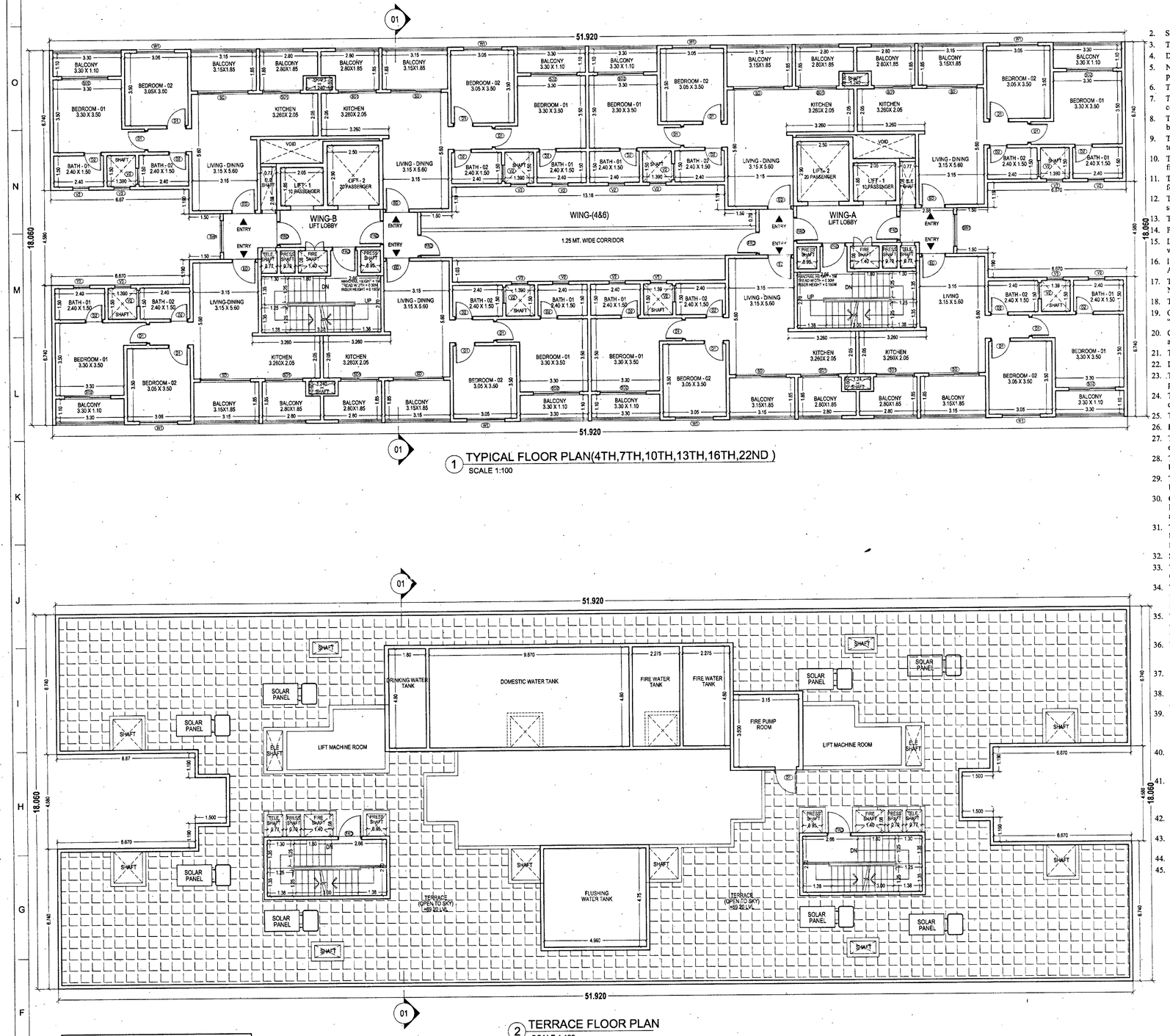
JOB TITLE

PLAN SHOWING APARTMENT BUILDINGS @ KATHA NO.04/50-51 & 54 WARD NO.05 BELLAHALLI VILLAGE , YELAHANKA HOBLI, BENGALURU

DRAWING TITLE

WING 5
FIRST FLOOR PLAN
SECOND FLOOR PLAN
TYPICAL FLOOR PLAN
TERRACE FLOOR PLAN

SHEET 10/17



1 TYPICAL FLOOR PLAN(4TH,7TH,10TH,13TH,16TH,22ND)
SCALE 1:100

2 TERRACE FLOOR PLAN
SCALE 1:100

WING-04 & 06				
	FLOOR	EWS	OTHERS	TOTAL
1ST FLOOR	1	0	6	6
2ND FLOOR	1	2	6	8
3RD,5TH,6TH,8TH,9TH, 11TH,12TH,14TH,15TH,17TH, 18TH,20TH,21ST,23RD FLOOR	14	0	112 (8UNITS/FLOOR)	112
4TH, 7TH, 10TH,13TH,16TH, 19TH,22ND FLOOR	7	0	56 (8UNITS/FLOOR)	56
TOTAL NO. OF UNITS				182

BBMP/AddlDir/JD North/0009/2018-19

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 04, Ward No. 05, Sy No. 50, 51 & 54 of Bellahalli Village, Byatarayanapura Sub-division, Yelahanka zone, Bengaluru.
   (a)Building - 1, (Wing - 1 & 2), **Building - 2,** (Wing - 3 & 4), **Building - 3,** (Wing - 5), **Building - 4,** (Wing - 6 & 7), **Building - 5,** (Wing - 8 & 9) Consisting of GF+23 UF with Common Basement Floor (Twenty Three Upper Floors Only)
   (b)Building - 6, (Wing - 10) Consisting of 2BF+GF+17UF (Seventeen Upper Floors Only)
2. Sanction is accorded for **Residential Apartment use** only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and 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 / 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 (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 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. 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-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 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 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. 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 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** 400 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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. 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 highrise building shall obtain clearance certificate from Fire Forece 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the 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 Department regarding working condition of Elecrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that 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 Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003.
39. If 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 materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
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4	Air Force Station, Yelahanka	Air/HQ/S 17726/4/ats (pc-mdcclx) DyNo. 365/F/D (Air-II)m dated: 06-04-2015	
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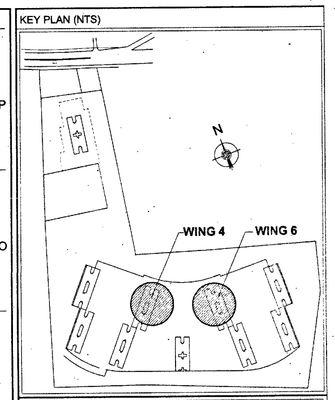
ನಕಲು ಪ್ರತಿ

ಶ್ರೀ ಹೆಚ್.ಆರ್.ಚಂದ್ರಶೇಖರ್ ಮತ್ತು ಅಧಿಕೃತ ಅಧಿಕೃತ ನಿಯಮಾ 18/09/18
ಹೊರಗೆ : ಬ್ಯಾಸ್ಸ್ಮೆಂಟ್(ಪಾ)/(ಪಾ) ಎಲ್.ಪಿ. ಸಬ್ಸ್ಟೆ ಸಿಂಗಸಂದ್ರ/15/19
ದಿನಾಂಕ:01/10/18 ಅಲ್ಲಿ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕಿಂದಿಯಲ್ಲಿ ನಿರ್ಧರಿಸಿರುವ
ಅನ್ವಯ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ:01/10/18.....
ರಿಂದ :...30/09/2020...ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಹೊಂದಿರುತ್ತದೆ.
(ಎಂದು ಮಾರ್ಪಾಡು ಅವಧಿ ಮಾತ್ರ)

B.R. Munishamaiah/1/18
ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
1/10/18

KEY PLAN (NTS)



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2	V2	780X1230	2150	ALU.WITH GLASS LOUVERS (Openable)
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H.R.CHANDRASHEKAR
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FOR SOBHA LIMITED

ARCHITECTS SIGNATURE

SIGN. Vinita agast
(VINITA AGAST)
BCC /BL -3.6 /A- 1534 / 2006-07

ARCHITECTS :

SOBHA LIMITED.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
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CHECKED BY: MRINMAYEE	DATE :28/09/2018
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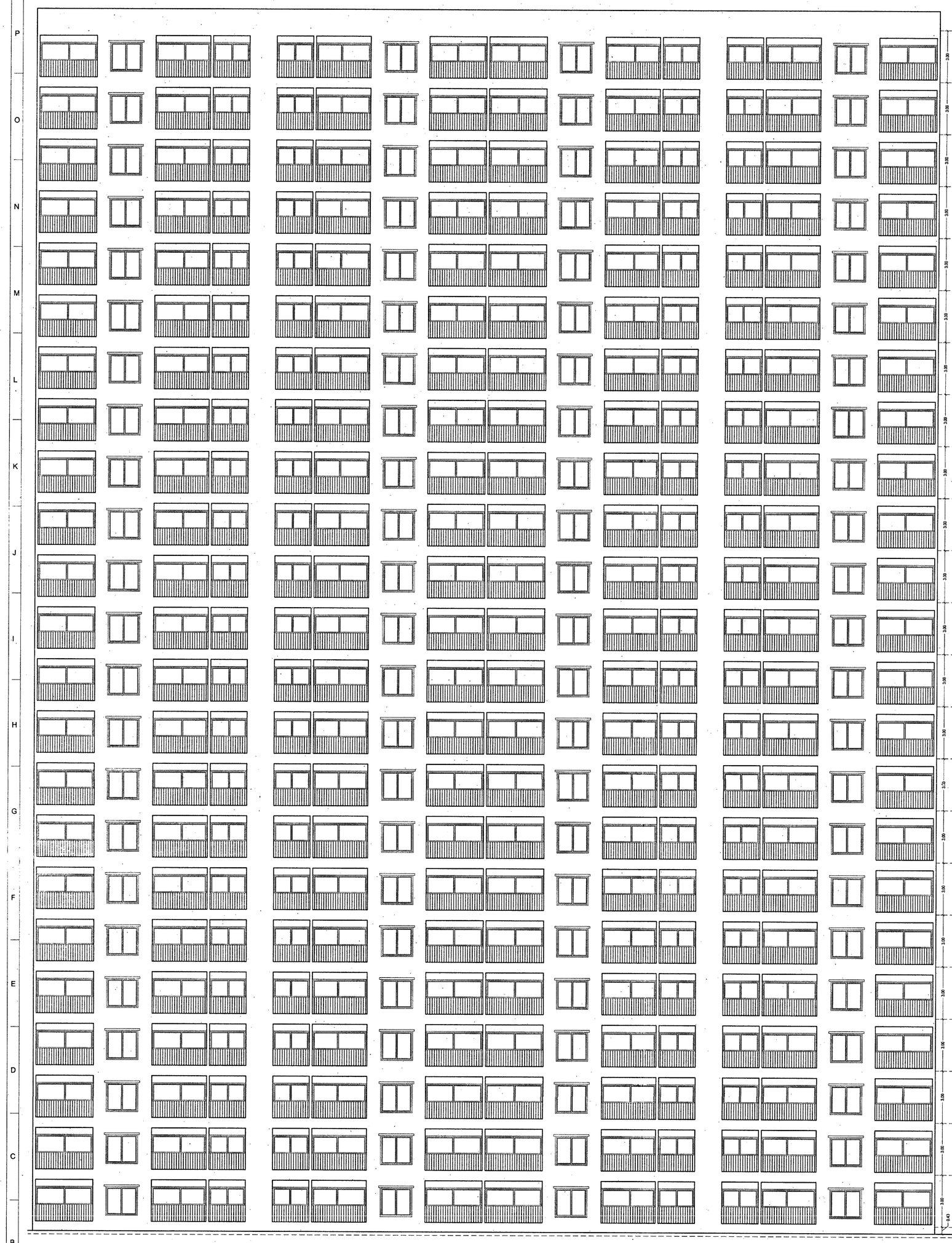
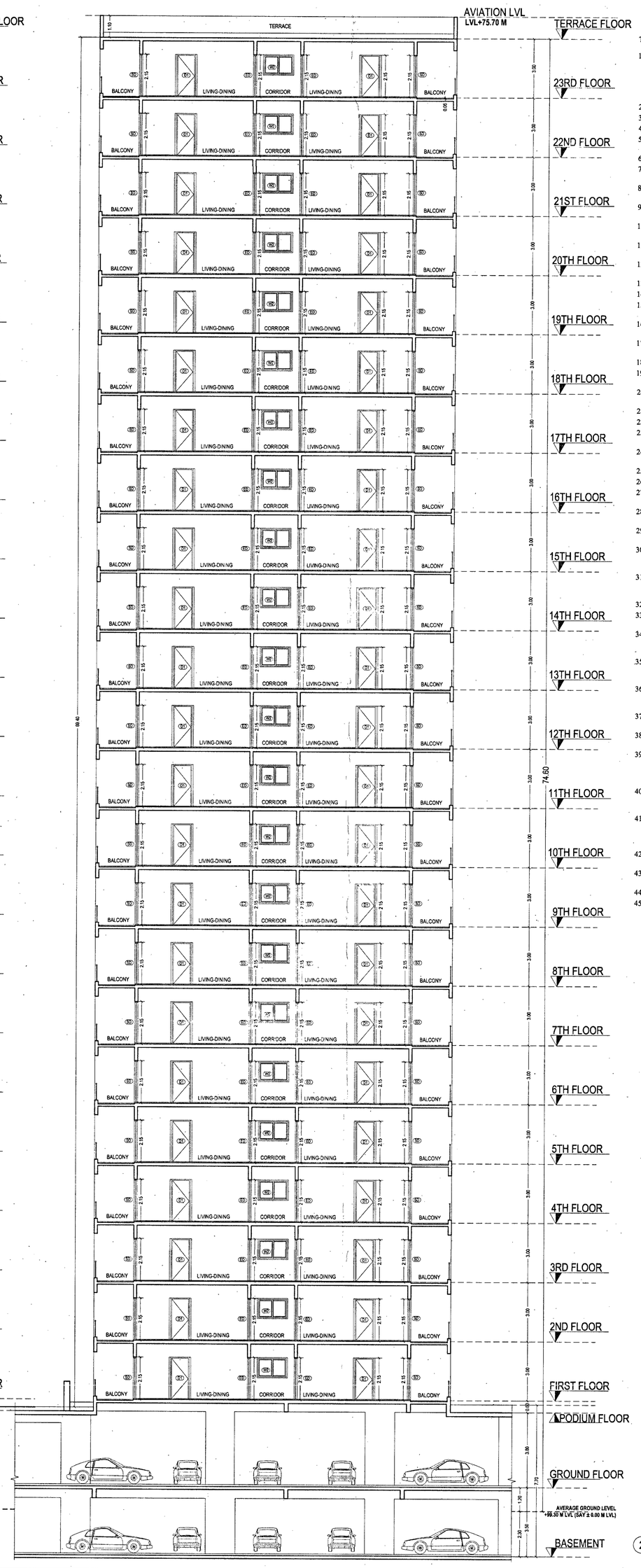
TERRACE FLOOR PLAN

SHEET 8/17



1 ELEVATION A
SCALE 1:100



2 SECTION 1-1
SCALE 1:100

BBMP/Addl.Dir/JD North/0009/2018-19

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 04, Ward No. 05, Sy No. 50, 51 & 54 of Bellahalli Village, Byatarayanapura Sub-division, Yelahanka zone, Bengaluru.

   (a)Building - 1, (Wing - 1 & 2), **Building - 2**, (Wing - 3 & 4), **Building - 3**, (Wing - 5), **Building - 4**, (Wing - 6 & 7), **Building - 5**, (Wing - 8 & 9) Consisting of GF+23 UF with Common Basement Floor (Twenty Three Upper Floors Only)

   (b)Building - 6, (Wing - 10) Consisting of 2BF+GF+17UF (Seventeen Upper Floors Only)
2. Sanction is accorded for **Residential Apartment use** only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and 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 / 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 (T&K D) code leaving 3.00 mts. from fire 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 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. 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-4 (e) to (i).
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 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. 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 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 lay 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** 400 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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. 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 highrise building shall obtain clearance certificate from Fire Forece 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the 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 Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that 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 Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003.
39. If 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 materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner a about 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. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
42. This Sanction is subject to the conditions laid down in the orders of Deputy Commissioner, Bengaluru vide No. LND(N)(CR 74 /2015-16, Dated. 20-06-2015.
43. Before commencing the work, the applicant / developer shall obtain modified Environmental Clearance from SEIAA and modified CFE from KSPCB. The same shall be submitted to this office before Commencing the work.
44. The Owner / Developer should submit BWSSB NOC before the issue of Occupancy Certificate.
45. 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 (Houdangi Hoodiku) 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.

II. NOC Details

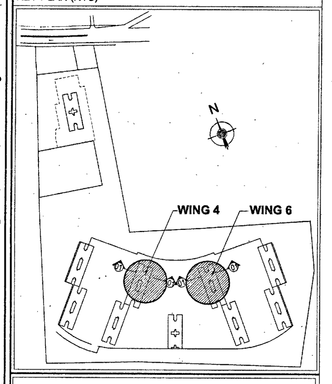
Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force and Emergency Services	KSFES/GBC(1)/436, Docket No. KSFES/NOC(1)/482/2018, Dated. 18-09-2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	AAI	AAI/BIAL/ATM/NOC/3AKK /SOUTH/B/112614/ 77223/2572-77, Dated. 10-12-2014	
3	Govt. Flying Training School	GFTS/ATM/NOC/JK-23/2014/1269, Dated.25-12-2014.	
4	Air Force Station, Yelahanka	Air/HQS.137264/ats (pc-mlo(ck) Dy/No. 365/FD (Ats-Hrn dated: 06-04-2015	
5	BSNL	AGM(TP)/E-6/201-6-15/Vol-30/42, Dated. 21-10-2014.	
6	SEIAA	SEIAA 177 CON 2014, Dated. 08-08-2016	
7	KSPCB	PCB/299/CNP/14/EI643, Dated. 09-02-2015	
8	BESCOM	CE/(S)/BMAZ/SEE(E)/AEE(E)-2/JE-39399-602 dated: 20-09-2018.	
9	BWSSB	Condition to be imposed to submit the same before obtaining Occupancy Certificate	

III. The Applicant has paid the fees vide Receipt No. RE-ifms 331-TP/000300 dated: 24-09-2018 for the following:-

1. Licence Fees	:	2,09,80,002-00
2. Ground Rent	:	1,23,78,201-00
3. Betterment Charges	:	4,66,222-00
4. Security Deposit	:	2,33,11,113-00
5. Plan copy charges and Compound Wall	:	5,30,000-00
6. 1% Service Charge on Labour Cess to be paid to BBMP	:	2,85,750-00
	TOTAL:	**5,79,61,308 -00**
	SAY Rs.	**5,79,62,000-00**

7. Labour Cess : Rs. 2,92,82,000/- Paid vide NEFT/RTGS No. UTIBR52018092000360741, Date. 20-09-2018, Vide Receipt No. HO/32652/2018, dated: 20-09-2018.

KEY PLAN (NTS)



SCHEDULE OF OPENINGS

DOORS

SL NO.	NAME	SIZE	LINTEL	DESCRIPTION
1	ED	1050X2100	2100	WOODEN DOORS
2	D1	950X2100	2100	WOODEN DOORS
3	D2	850X2100	2100	WOODEN DOORS
4	D3	800X2100	2100	WOODEN DOORS
5	BD	2430X2100	2100	ALUMINUM SLIDING DOOR
6	SD1	1830X2100	2100	ALUMINUM SLIDING DOOR
7	SD2	1680X2100	2100	ALUMINUM SLIDING DOOR
8	FRD	1050X2100	2100	FIRE RATED DOOR

WINDOWS

1	W1	1830X1800	2100	ALU. SLIDING WINDOW
2	W2	1530X1800	2100	ALU. SLIDING WINDOW
3	KW	1530X1200	2100	ALU. SLIDING WINDOW
4	SW	1530X1200	2100	ALU. SLIDING WINDOW

VENTILATORS

1	V1	630X300	2100	ALU WITH GLASS LOUVERS (Fixed)
2	V2	780X1200	2100	ALU WITH GLASS LOUVERS (Openable)
3	V3	780X1200	2100	ALU WITH GLASS LOUVERS (Fixed)

OWNER'S SIGNATURE
SOBHA LTD., G.P.A HOLDER INFAVOUR OF KATHA HOLDER SHRI ZAHED HUSAIN

SIGN.
H.R.CHANDRASHEKAR
(AUTHORIZED SIGNATORY)
FOR SOBHA LIMITED

ARCHITECTS SIGNATURE

SIGN.
(VINTA AGASTI)
BCC /BL -3.6 /A-1536/2006-07

ARCHITECTS :

SOBHA LIMITED,
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABEESANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49220000
E-mail: architects@sobha.com

DEALT BY: SHRUTI	SCALE : 1:100
CHECKED BY: MRINMAYEE	DATE :28/09/2018
NORTH	PROJECT NO.: 370
	REV NO.

JOB TITLE

PLAN SHOWING APARTMENT BUILDINGS @ KATHA NO.04/50-51 & 54 WARD NO:05 BELLAHALLI VILLAGE , YELAHANKA HOBLI, BENGALURU

DRAWING TITLE

WING 4 & 6
ELEVATION
SECTION

SHEET 9/17

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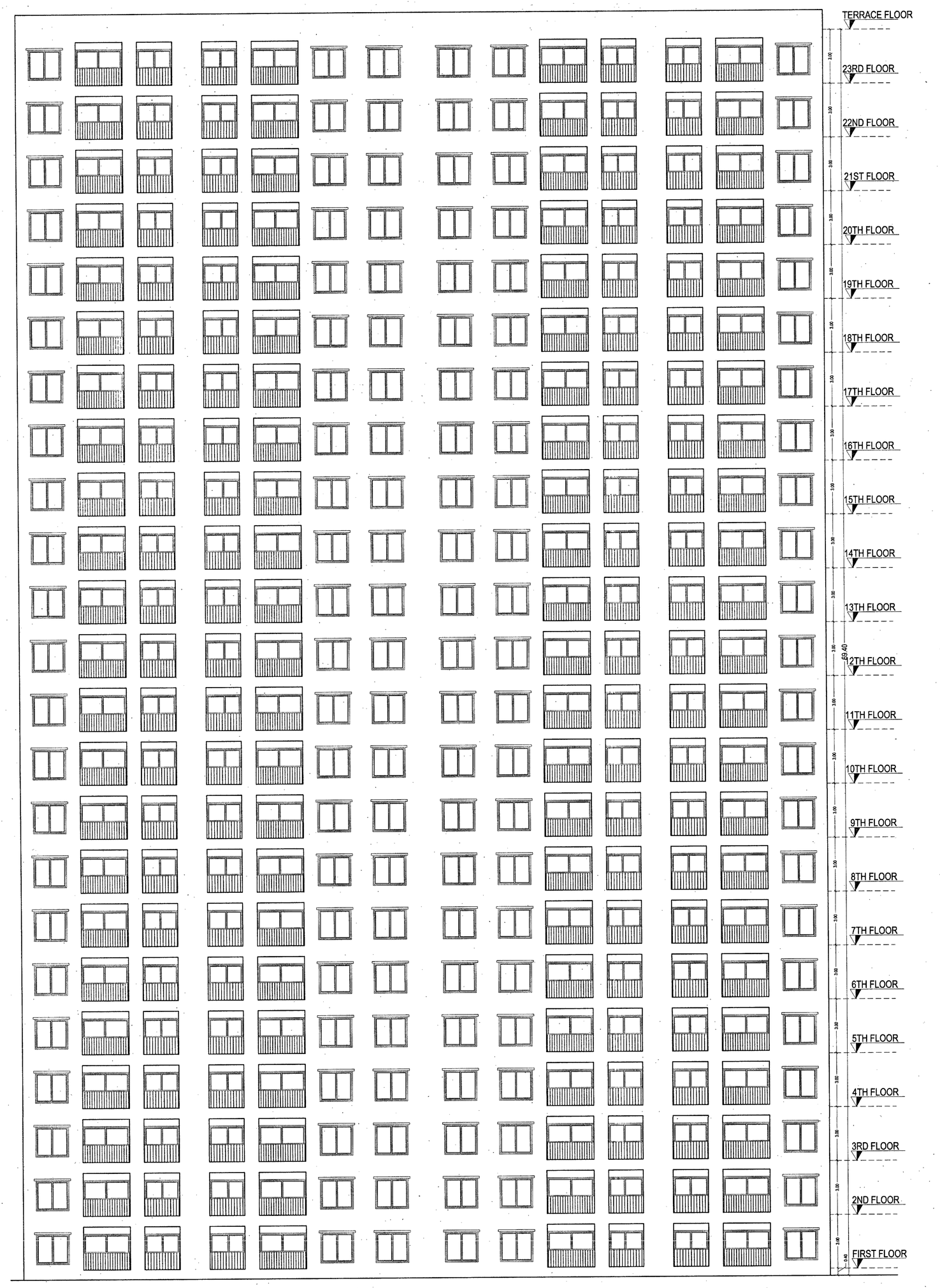
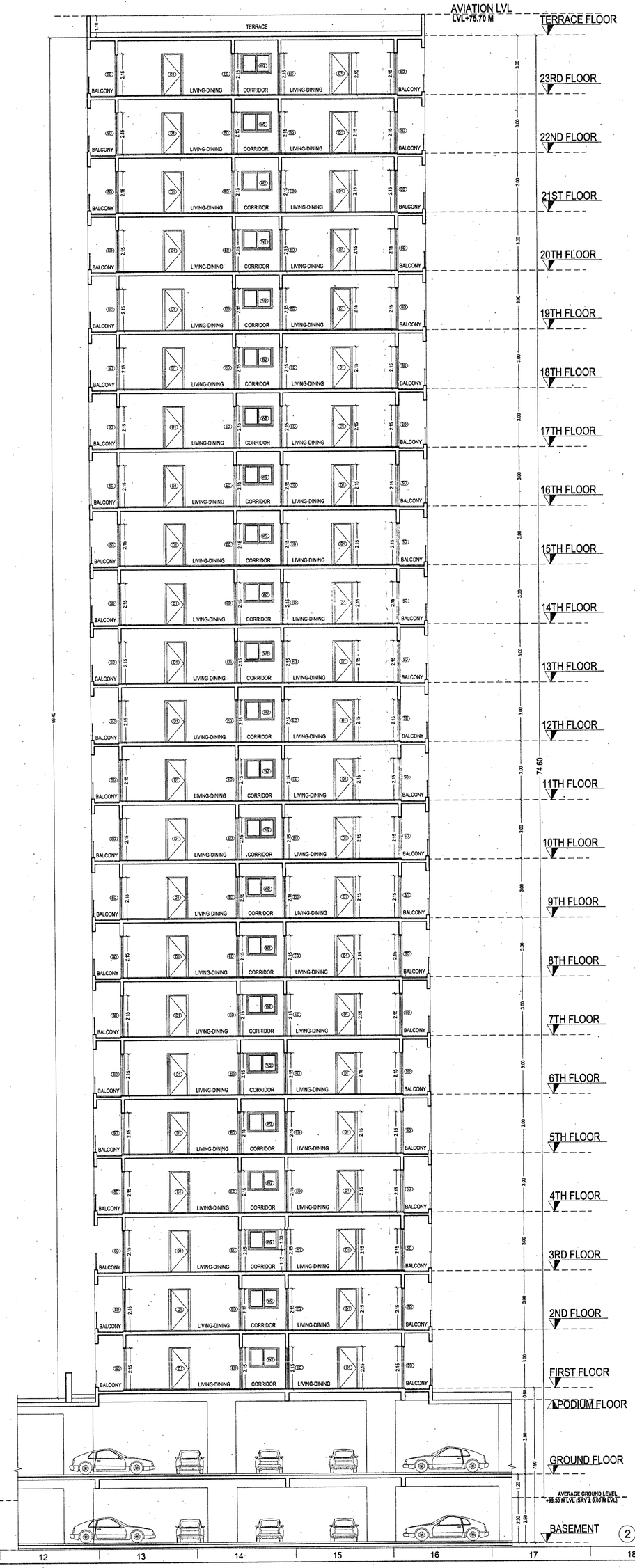


1 ELEVATION A
SCALE 1:100



2 SECTION 1-1
SCALE 1:100

BBMP/Addl.Dir/JD North/0009/2018-19

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   (b)Building - 6, (Wing - 10) Consisting of 2BF+GF+17UF (Sixteeen Upper Floors Only)
2. Sanction is accorded for **Residential Apartment use** only. The use of the building shall not be deviated to any other use.
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14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
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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 canceled the registration if the same is repeated for the third time.
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26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
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30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 400 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/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 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 highrise building shall obtain clearance certificate from 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the 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 Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP 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 Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003.
39. If owner / builder contravenes the provisions of Building Byo-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 materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner a about 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. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schehule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
42. This Sanction is subject to the conditions laid down in the orders of Deputy Commissioner, Bengaluru vide No. LND\NAJCR 74 /2015-16, Dated. 20-06-2015.
43. Before commencing the work, the applicant / developer shall obtain modified Environmental Clearance from SEIAA and modified CFE from KSPCB. The same shall be submitted to this office before Commencing the work.
44. The Owner / Developer should submit BWSSB NOC before the issue of Occupancy Certificate.
45. 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 (Housdnagi Hoodike) 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.

II. NOC Details

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force and Emergency Services	KSFES/GHC(1)/436, Docket No. KSFES/NOC/1148/2018, Dated. 18-09-2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	AAI	AAI/BIA/ATM/NOC/3AKK /SOUTH/W/12614/ 77223/2572-77, Dated. 10-12-2014	
3	Govt. Flying Training School	GFTS/ATM/NOC/IK-23/2014/1269, Dated.23-12-2014.	
4	Air Force Station, Yelahanka	AirHQ/S.17726/4/ats (pc-mdock) Dy.No. 365/D (Air-II)m dated: 06-04-2015	
5	BSNL	AGM(TF)/S-6/2014-15/Vol-30/42, Dated. 21-10-2014.	
6	SEIAA	SEIAA 179 CON 2014, Dated. 08-06-2016	
7	KSPCB	PCB/HO/CFE/1143/1643, Dated. 09-02-2015	
8	BESCOM	CE(T)/BMAZ/SE(E)/AEE(E)-2/1k/39/09-02 dated: 20-06-2018	
9	BWSSB	Condition to be imposed to submit the same before obtaining Occupancy Certificate	

III. The Applicant has paid the fees vide Receipt No. RE-ifms 331-TP/000300 dated: 24-09-2018 for the following:-

1. Licence Fees	:	2,09,80,002-00
2. Ground Rent	:	1,23,78,201-00
3. Betterment Charges	:	4,66,222-00
4. Security Deposit	:	2,33,11,113-00
5. Plan copy charges and Compound Wall	:	5,30,000-00
6. 1% Service Charge on Labour Cess to be paid to BBMP	:	2,85,770-00
		TOTAL: 5,79,61,308 -00
		SAY Rs. 5,79,62,000-00

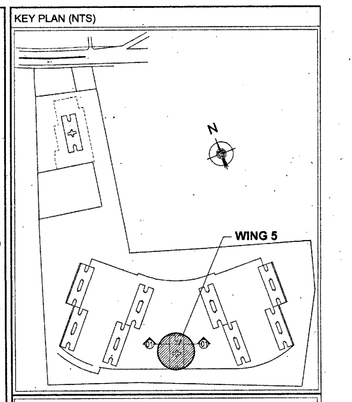
7. Labour Cess : Rs. 2,92,82,000/- Paid vide NEFT/RTGS No. UTIBR52018090200360741, Date. 20-09-2018, Vide Receipt No. HO/13652/2018, dated: 20-09-2018.

ನಕಲು ಪ್ರತಿ

ಪ್ರತಿ ಯೋಜನಾ ಸಿವಿಲ್ ಮತ್ತು ಆರ್ಕಿಟೆಕ್ಟ್ ಅಸೋಸಿಯೇಟ್ಸ್ ಅವರಿಗೆ ರವಾನಿಸಿದೆ. 12/09/18
ಮೇರೆಗೆ : ಬಿ.ಬಿ.ಸಿ.ಪಿ.ಯ (ಉ/ಪ್ರ) (1/17) ಎಂ.ಕೆ. ಸಂಖ್ಯೆ: ಬಿ.ಬಿ.ಸಿ.ಪಿ/15-16/9
ಮಾರ್ಪಾಡುಗಳಿದ್ದಲ್ಲಿ, ಸಮ್ಮತಿ ನೀಡಿರುವುದಾಗಿ ಸಿವಿಲ್ ಇಂಜಿನಿಯರ್ ಅವರಿಂದ ಪತ್ರ ಸಂಖ್ಯೆ: ಬಿ.ಬಿ.ಸಿ.ಪಿ/13.
ಅವರ ಪತ್ರವನ್ನು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 01/10/18.
ದಿನಾಂಕ: 30/09/2018 ರಂದು ಸಿವಿಲ್ ಮತ್ತು ಪಾರ್ಕಿಂಗ್ ಪರಿಶೀಲಿಸಿದ
(ಮಂಜುನಾಥ್ ಆರ್.ಎಸ್)

9/10/18.

KEY PLAN (NTS)



SCHEDULE OF OPENINGS

DOORS

Sl. No	NAME	SIZE	LNTL	DESCRIPTION
1	ED	1050X210	2150	WOODEN DOORS
2	D1	950X210	2100	WOODEN DOORS
3	D2	850X210	2100	WOODEN DOORS
4	D3	830X210	2100	WOODEN DOORS
5	SD	2430X210	2100	ALUMINUM SLIDING DOOR
6	SD1	1830X210	2100	ALUMINUM SLIDING DOOR
7	SD2	1660X210	2100	ALUMINUM SLIDING DOOR
8	FRD	1050X210	2150	FIRE RATED DOOR

WINDOWS

1	W1	1830X1660	2100	ALU. SLIDING WINDOW
2	W2	1330X1660	2100	ALU. SLIDING WINDOW
3	KW	1530X1200	2100	ALU. SLIDING WINDOW
4	SW1	1530X1200	2100	ALU. SLIDING WINDOW

VENTILATORS

1	V1	630X930	2150	ALU WITH GLASS LOUVERS (Fixed)
2	V2	780X1200	2150	ALU WITH GLASS LOUVERS (Operable)
3	V3	780X1200	2150	ALU WITH GLASS LOUVERS (Fixed)

OWNER'S SIGNATURE
SOBHA LTD., G.P.A HOLDER INFAVOUR OF
KATHA HOLDER SHRI ZAHID HUSAIN

SIGN. H.R. Chandrashekar
H.R CHANDRASHEKAR
(AUTHORIZED SIGNATORY)
FOR SOBHA LIMITED

ARCHITECTS SIGNATURE

SIGN. Vinita Agasti
(VINITA AGASTI)
BCC/BL-3.6 /A-1804 /2006-07

ARCHITECTS :

SOBHA LIMITED.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49220000
E-mail: architects@sobha.com

DEALT BY: SHRUTI	SCALE : 1:100
CHECKED BY: MRINMAYEE	DATE : 28/09/2018
NORTH	PROJECT NO.: 370
	REV.NO.

JOB TITLE

PLAN SHOWING APARTMENT BUILDINGS @ KATHA NO.04/50-51 & 54 WARD NO:05 BELLAHALLI VILLAGE , YELAHANKA HOBLI, BENGALURU

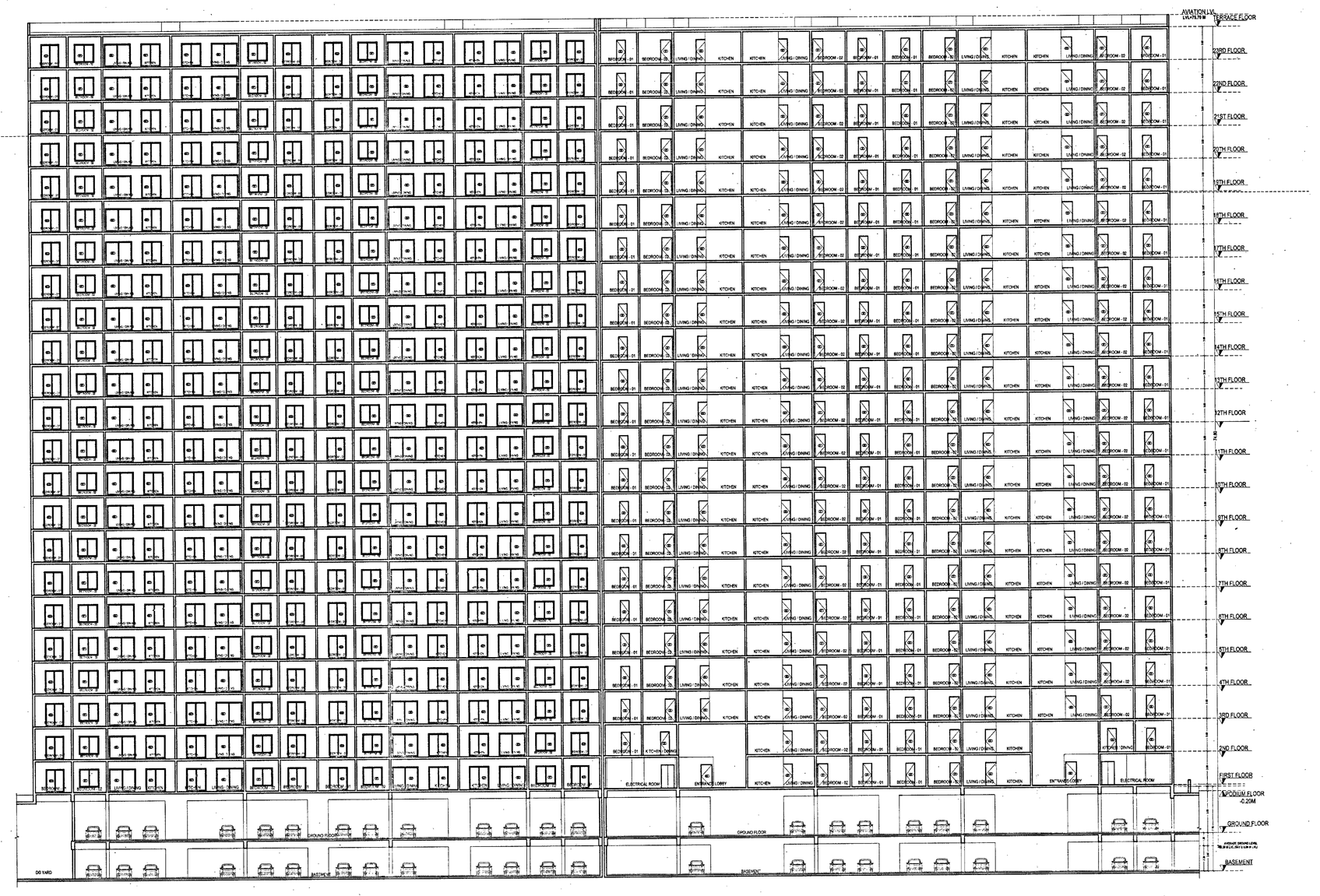
DRAWING TITLE

WING 5
ELEVATION
SECTION

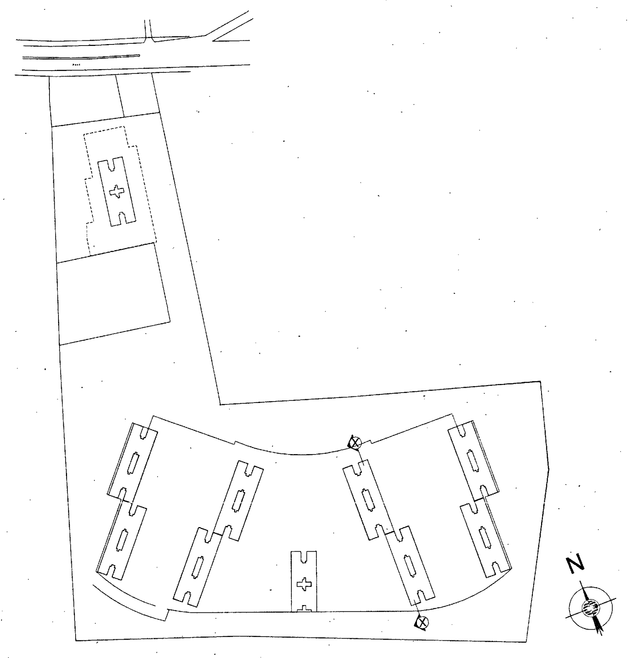
SHEET 11/17

WING - 7

WING - 6



SECTION - XX



1 KEY PLAN
NTS

BBMP/AddlDir/JD North/0009/2018-19

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 04, Ward No. 05, Sy No. 50, 51 & 54 of Bellahalli Village, Byatarayanapura Sub-division, Yelahanka zone, Bengaluru.
   (a)Building - 1, (Wing - 1 & 2), **Building - 2,** (Wing - 3 & 4), **Building - 3,** (Wing - 5), **Building - 4,** (Wing - 6 & 7), **Building - 5,** (Wing - 8 & 9) Consisting of GF+23 UF with Common Basement Floor (Twenty Three Upper Floors Only)
   (b)Building - 6, (Wing - 10) Consisting of 2BF+GF+17UF (Seventeen Upper Floors Only)
2. Sanction is accorded for **Residential Apartment use** only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and 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 / 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 (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 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. 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-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 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 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. 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 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** 400 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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. 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 highrise building shall obtain clearance certificate from Fire Forece 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the 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 Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that 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 Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003.
39. If 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 materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about 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. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
42. This Sanction is subject to the conditions laid down in the orders of Deputy Commissioner, Bengaluru vide No. LND(NA)CR 74 /2015-16, Dated. 20-06-2015.
43. Before commencing the work, the applicant / developer shall obtain modified Environmental Clearance from SEIAA and modified CFE from KSPCB. The same shall be submitted to this office before Commencing the work.
44. The Owner / Developer should submit BWSSB NOC before the issue of Occupancy Certificate.
45. 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 (Hosadasgi Hoodike) 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.

II. **NOC Details**

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force and Emergency Services	KSFES/GBC(1)/436, Docket No. KSFES/NOC/1148/2018, Dated. 18-09-2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	AAI	AAI/BIA/ATM/NOC/JAKK /SOUTH/B/112614/ 77223/2572-77, Dated. 10-12-2014	
3	Govt. Flying Training School	GFTS/ATM/NOC/JK-23/2014/1269, Dated.27-12-2014.	
4	Air Force Station, Yelahanka	AirHQ/S.17726/4/ats (pc-mdcclx) Dy.No. 365/F/D (Ai)-II)m dated: 06-04-2015	
5	BSNL	AGM(TP)/S-6/2014-15/Vol-30/42, Dated. 21-10-2014.	
6	SEIAA	SEIAA 177 CON 2014, Dated. 08-06-2016	
7	KSPCB	PCB/299/CNP/14/H1643, . Dated. 09-02-2015	
8	BESCOM	CE(E)/BMAZ/SE(E)/AEE(E)-2/18-19/599-602 dated: 20-06-2018	
9	BWSSB	Condition to be imposed to submit the same before obtaining Occupancy Certificate	

III. **The Applicant has paid the fees vide Receipt No. RE-ifms 331-TP/000300 dated: 24-09-2018 for the following:-**

1. Licence Fees	:	2,09,80,002-00
2. Ground Rent	:	1,23,78,201-00
3. Betterment Charges	:	4,66,222-00
4. Security Deposit	:	2,33,11,113-00
5. Plan copy charges and Compound Wall	:	5,30,000-00
6. 1% Service Charge on Labour Cess to be paid to BBMP	:	2,95,770-00
		TOTAL: 5,79,61,308 -00
		SAY Rs. 5,79,62,000-00

7. Labour Cess : Rs. 2,92,82,000/- Paid vide NEFT/RTGS No. UTIBR52018092000360741, Date. 20-09-2018, Vide Receipt No. HO/32652/2018, dated: 20-09-2018.

ನಕಲು ಪ್ರತಿ

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯವರು ನೀಡಿದ ಆದೇಶದ ಅನ್ವಯ ದಿನಾಂಕ 12/09/18
ಹೆಚ್ಚುವರಿ ಆಯುಕ್ತರು (ಉ) / (ಪ) ಇವರ ಪತ್ರ ಸಂಖ್ಯ: BBMP/0009/18-19
ದಿನಾಂಕ 01/10/2018 ರಲ್ಲಿ ಇರುವಂತಹ ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟು ನಿರಾಕ್ಷೇಪಣಾ
ಪತ್ರವನ್ನು ಲಿಖಿತವಾಗಿ ನೀಡಿದೆ. ದಿನಾಂಕ 01/10/2018
ರಂದು 30/09/2020 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯ ಚಾಲನೆಯಲ್ಲಿರುತ್ತದೆ.
(ಯಾವ ಮಾನ್ಯ ಆದೇಶ ನೀಡಿ)

B. L. Mundaloor 01/10/18
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಪೂರ್ವ 01/10/18

OWNER'S SIGNATURE
SOBHA LTD., G.P.A HOLDER INFAVOUR OF
KATHA HOLDER SHRI ZAHED HUSAIN

SIGN H.R. Chandrashekar
H.R.CHANDRASHEKAR
(AUTHORIZED SIGNATORY)
FOR SOBHA LIMITED

ARCHITECTS SIGNATURE

SIGN Vinita Agast
(VINITA AGAST)
BCC /BL -3.6 /A-1534 / 2006-07

ARCHITECTS :

SOBHA LIMITED.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: ARADHANA	SCALE : AS SHOWN
CHECKED BY: MRINMAYEE	DATE : 28/09/2018
NORTH	PROJECT NO.: 370
	REV.NO.

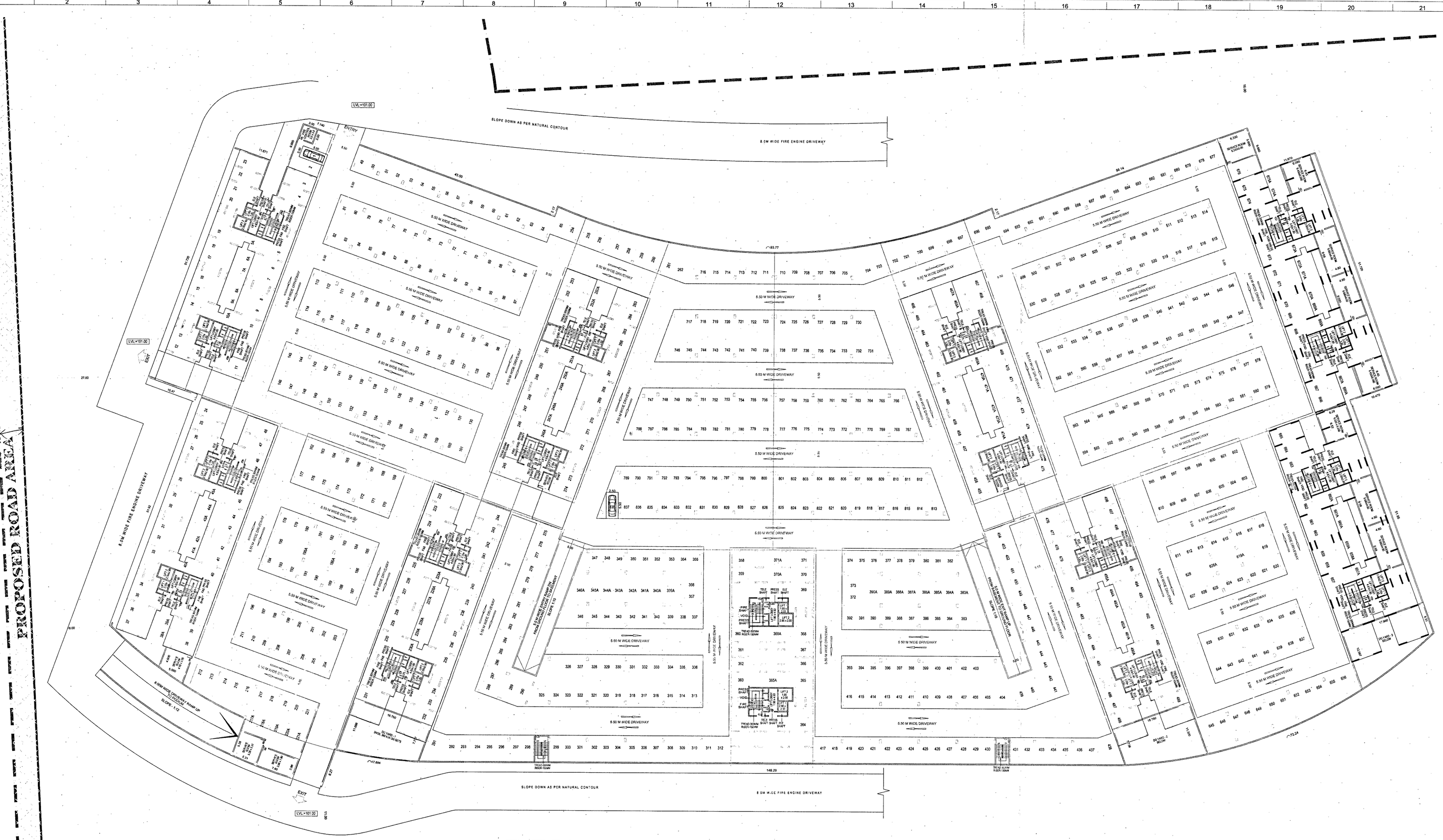
JOB TITLE

PLAN SHOWING APARTMENT BUILDINGS @ KATHA NO.04/50-51 & 54 WARD NO.05 BELLAHALLI VILLAGE , YELAHANKA HOBLI, BENGALURU

DRAWING TITLE

WING 6 -7
SECTION X-X

SHEET 17/17



1 GROUND FLOOR PLAN LVL- +101.10
SCALE 1:300
TOTAL CAR PARKING NOS- REGULAR-838 NOS
DEPENDENT-87NOS

BBMP/Addl.Dir/JD North/0009/2018-19

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   (b)Building - 6, (Wing - 10) Consisting of 2BF+GF+3UF (Seventeen Upper Floors Only)
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25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
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32. Sufficient two wheeler parking shall be provided as per requirement.
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34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece 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.
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39. If 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 materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner a about 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. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intension to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
42. This Sanction is subject to the conditions laid down in the orders of Deputy Commissioner, Bengaluru vide No. LND/NAJ/CR 74 /2015-16, Dated. 20-06-2015.
43. Before commencing the work, the applicant / developer shall obtain modified Environmental Clearance from SEIAA and modified CFE from KSPCB. The same shall be submitted to this office before Commencing the work.
44. The Owner / Developer should submit BWSSB NOC before the issue of Occupancy Certificate.
45. 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 (Hosadaagi Hoodike) Letter No. LD/955 ET/2013, dated: 01-04-2015

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.

II. NOC Details

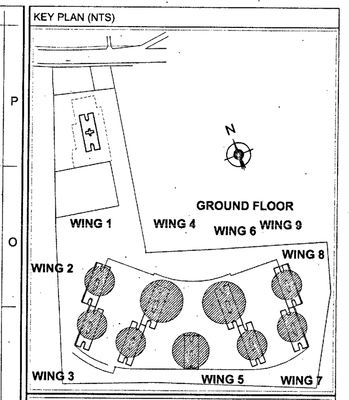
Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force and Emergency Services	KSFES/GBC(1)/436, Docket No. KSFES/NOC/1148/2018, Dated. 18-09-2018	All the conditions imposed in the letter issued by the Statutory Authority should be adhered to
2	AAI	AAI/BIA/ATM/NOC/JAKK /SOUTH/B/112814/ 77223/2572-77, Dated. 10-12-2014	
3	Govt. Flying Training School	GFTS/ATM/NOC/JK-23/2014/1269, Dated.27-12-2014.	
4	Air Force Station, Yelahanka	Air/HQ/S.17236/4/Env (pp-mdo/dx) Dy/No. 3653/D (Air-II)m dated: 06-04-2015	
5	BSNL	AGM(TP)/S-6/2014-15/Vol-30/42, Dated. 21-10-2014.	
6	SEIAA	SEIAA 177 CON 2014, Dated. 08-06-2016	
7	KSPCB	PCB/299/CNP/14/H/1643, Dated. 09-02-2015	
8	BESCOM	CE(E)/BMAZ/SE(D)/AEE(E)-2/18-19/959-002 dated: 20-06-2018	
9	BWSSB	Condition to be imposed to submit the same before obtaining Occupancy Certificate	

III. The Applicant has paid the fees vide Receipt No. RE-ifms 331-TP/000300 dated: 24-09-2018 for the following:-

1. Licence Fees	:	2,09,80,002-00
2. Ground Rent	:	1,23,78,201-00
3. Betterment Charges	:	4,66,222-00
4. Security Deposit	:	2,33,11,113-00
5. Plan copy charges and Compound Wall	:	5,30,000-00
6.1% Service Charge on Labour Cess to be paid to BBMP	:	2,95,770-00
	TOTAL:	**5,79,61,308 -00**
	SAY Rs.	**5,79,62,000-00**

7. Labour Cess : Rs. 2,92,82,000/- Paid vide NEFT/RTGS No. UTIBR52018092000360741, Date. 20-09-2018, Vide Receipt No. HO/32652/2018, dated: 20-09-2018.

KEY PLAN (NTS)

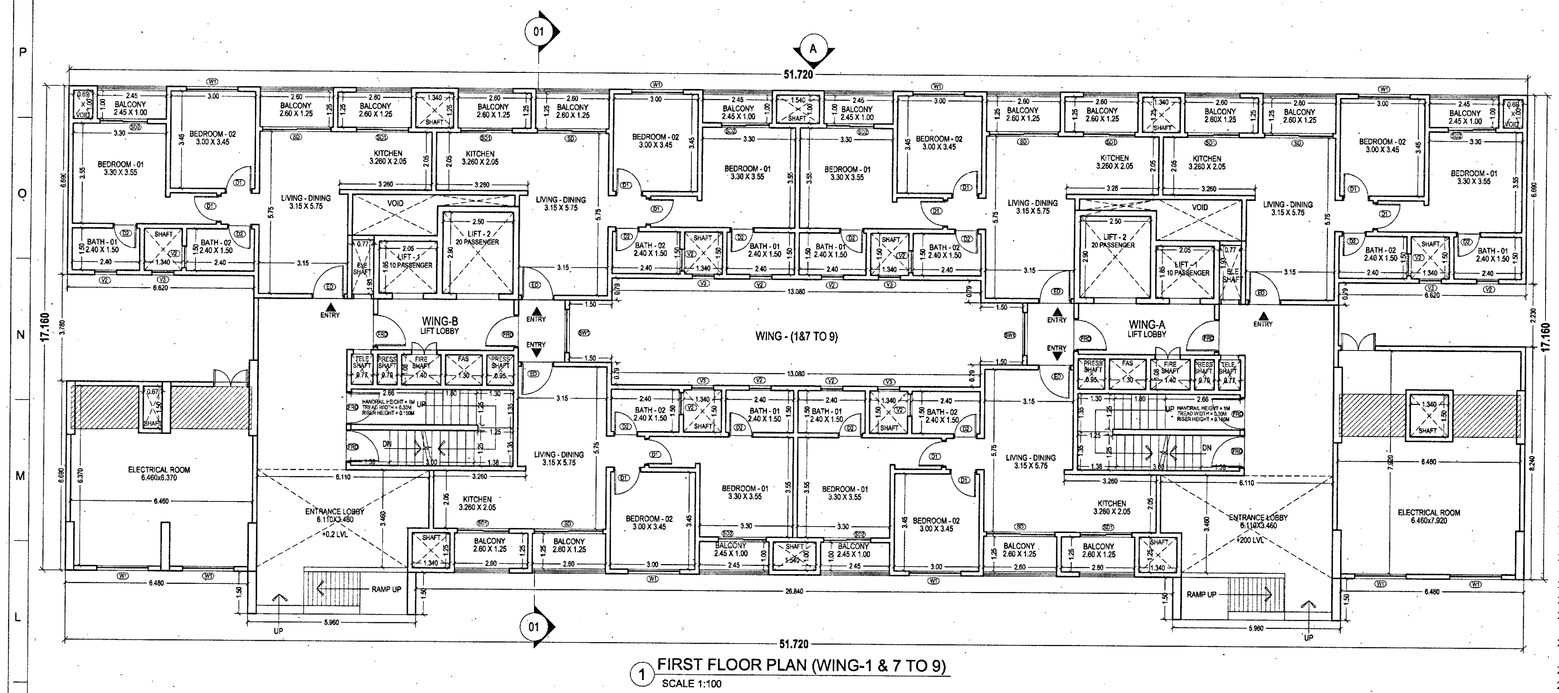


SCHEDULE OF OPENINGS

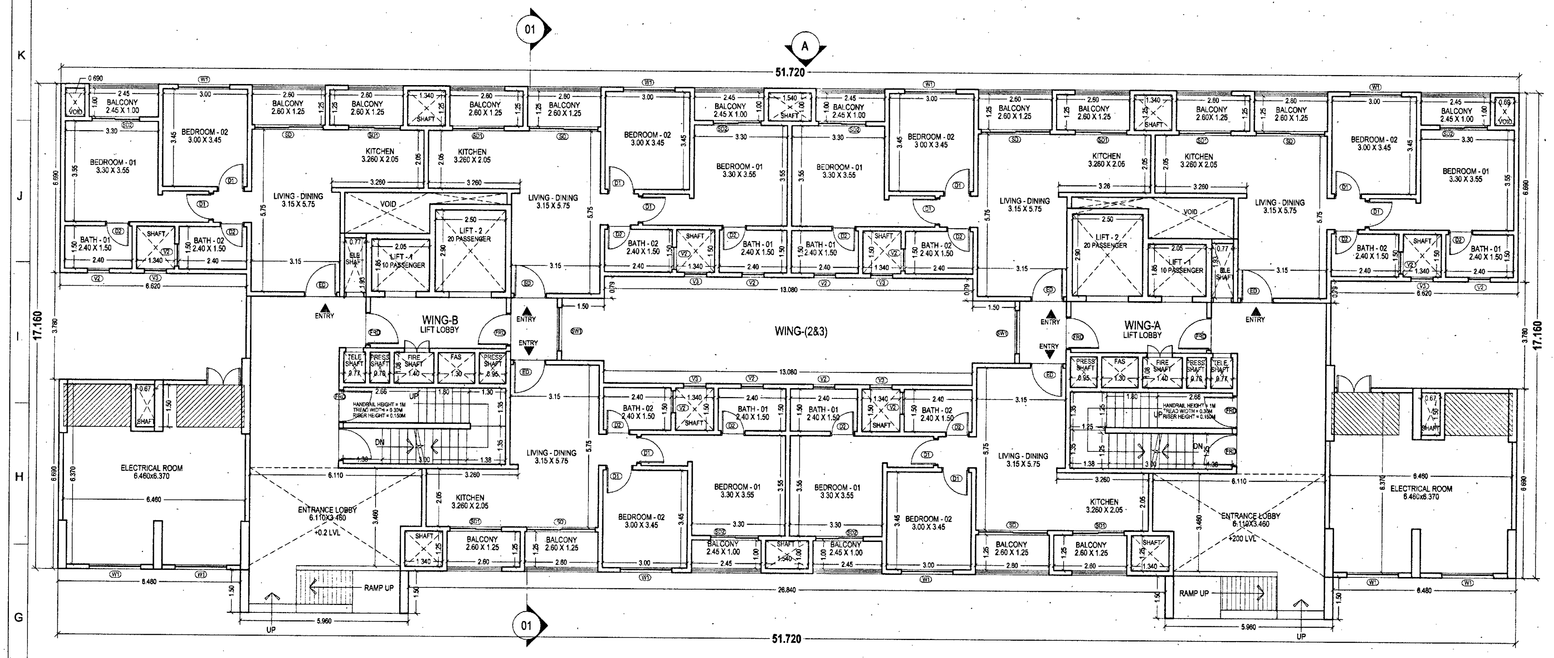
DOORS				
Sl.NO.	NAME	SIZE	LINTEL	DESCRIPTION
1	D1	1050X2100	2100	WOODEN DOORS
2	D1	900X2100	2100	WOODEN DOORS
3	D2	850X2100	2100	WOODEN DOORS
4	D3	650X2100	2100	WOODEN DOORS
5	D4	1050X2100	2100	ALUMINIUM DOORS
6	SD	2400X2100	2100	ALUMINIUM SLIDING DOOR
7	SD1	3600X2100	2100	ALUMINIUM SLIDING DOOR
8	SD2	1800X2100	2100	ALUMINIUM SLIDING DOOR
9	FRD	1050X2100	2100	FIRE RATED DOOR
WINDOWS				
1	W1	1800X1800	2100	ALU. SLIDING WINDOW
2	W2	1500X1800	2100	ALU. SLIDING WINDOW
3	W3	1000X1200	2100	ALU. SLIDING WINDOW
4	SW1	1500X1200	2100	ALU. SLIDING WINDOW
VENTILATORS				
1	V1	830X830	2100	ALU WITH GLASS LOUVERS (Fixed)
2	V2	760X1200	2100	ALU WITH GLASS LOUVERS (Operable)
3	V3	760X1200	2100	ALU WITH GLASS LOUVERS (Fixed)

ನಕಲು ಪ್ರತಿ

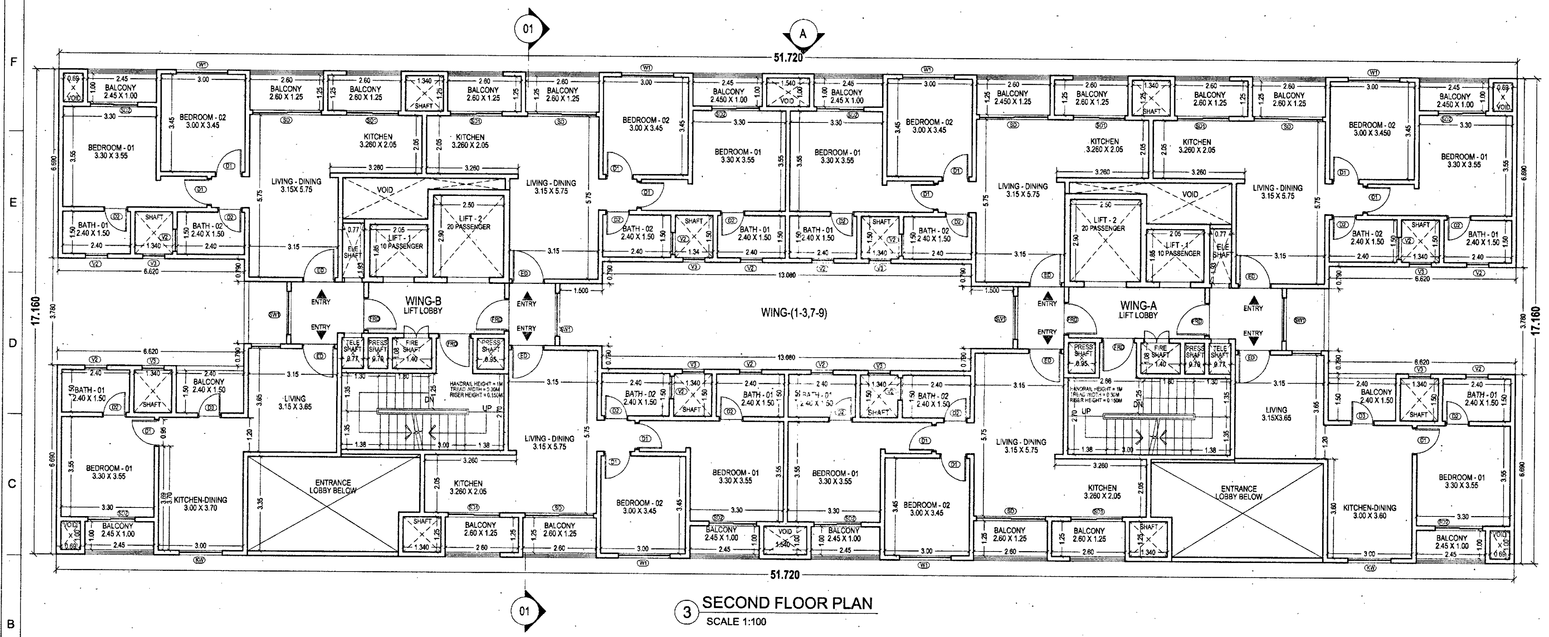
ಈ ನಕ್ಷೆಯು ಖಾತಾ ಸಂಖ್ಯೆ ಅಡಿಯಲ್ಲಿ ಅನುಮೋದನೆಗೊಂಡಿರುತ್ತದೆ.
ಆದೇಶ - ಆ.ನಿ.ಅ.ನಿರ್ದೇ(ಪ)/ಉ.ಪ್ರ/ಅ.ಅ.ಪ.ಪ್ರ.ಪ್ರ.ಪ್ರ



1 FIRST FLOOR PLAN (WING-1 & 7 TO 9)
SCALE 1:100



2 FIRST FLOOR PLAN (WING-2 & 3)
SCALE 1:100



3 SECOND FLOOR PLAN
SCALE 1:100

WING - 1 to 3 & 7 to 9				
	FLOOR	EWS	OTHERS	TOTAL
1ST FLOOR	1	0	6	6
2ND FLOOR	1	2	6	8
3RD,4TH,5TH,6TH,8TH, 11TH,12TH,14TH,15TH,17TH, 18TH,20TH,21ST,23RD FLOOR	14	0	112 (EACH FLOOR)	112
4TH, 7TH, 10TH,13TH,16TH, 19TH,22ND FLOOR	7	0	56 (EACH FLOOR)	56
TOTAL NO. OF UNITS				182

BBMP/AddlDir/JD North/0009/2018-19

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 04, Ward No. 05, Sy No. 50, 51 & 54 of Bellahalli Village, Byatarayanapura Sub-division, Yelahanka zone, Bengaluru.
   (a)Building - 1, (Wing - 1 & 2), **Building - 2,** (Wing - 3 & 4), **Building - 3,** (Wing - 5), **Building - 4,** (Wing - 6 & 7),
   Building - 5, (Wing - 8 & 9) Consisting of GF+23 UF with Common Basement Floor (Twenty Three Upper Floors Only)
   (b)Building - 6, (Wing - 10) Consisting of 2BF+GF+17UF (Seventeen Upper Floors Only)
2. Sanction is accorded for **Residential Apartment use** only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and 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 / 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 (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 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. 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-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 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 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. 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 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** 400 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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. 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 highrise building shall obtain clearance certificate from Fire Forece 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the 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 Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that 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 Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003.
39. If 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 materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
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42. This Sanction is subject to the conditions laid down in the orders of Deputy Commissioner, Bengaluru vide No. LND(NA)CR 74 /2015-16, Dated. 20-06-2015.
43. Before commencing the work, the applicant / developer shall obtain modified Environmental Clearance from SEIAA and modified CFE from KSPCB. The same shall be submitted to this office before Commencing the work.
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45. 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 (Hosadasgi Hoodike) 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.
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Note:

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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.

II. **NOC Details**

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force and Emergency Services	KSFES/GBC(1)/436, Docket No. KSFES/NOC/1148/2018, Dated. 18-09-2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	AAI	AAI/BIA/ATM/NOC/JAKK /SOUTH/B/112614/ 77223/2572-77, Dated. 10-12-2014	
3	Govt. Flying Training School	GFTS/ATM/NOC/JK-23/2014/1269, Dated.27-12-2014.	
4	Air Force Station, Yelahanka	Air/HQ/S.177264/4/ats (pc-mdcclx) DyNo. 365/F/D (Air-II)m dated: 06-04-2015	
5	BSNL	AGM(TP)/S-6/2014-15/Vol-30/42, Dated. 21-10-2014.	
6	SEIAA	SEIAA 177 CON 2014, Dated. 08-06-2016	
7	KSPCB	PCB/299/CNP/14/H1643, Dated. 09-02-2015	
8	BESCOM	CE(E)/BMAZ/SE(E)/AEE(E)-2/18-19/959-600 dated: 20-06-2018	
9	BWSSB	Condition to be imposed to submit the same before obtaining Occupancy Certificate	

III. **The Applicant has paid the fees vide Receipt No. RE-ifms 331-TP/000300 dated: 24-09-2018 for the following:-**

1. Licence Fees	:	2,09,80,002-00
2. Ground Rent	:	1,23,78,201-00
3. Betterment Charges	:	4,66,222-00
4. Security Deposit	:	2,33,11,113-00
5. Plan copy charges and Compound Wall	:	5,30,000-00
6. 1% Service Charge on Labour Cess to be paid to BBMP	:	2,95,770-00
		TOTAL: 5,79,61,308 -00
		SAY Rs. 5,79,62,000-00

7. Labour Cess : Rs. 2,92,82,000/- Paid vide NEFT/RTGS No. UTIBR52018092000360741, Date. 20-09-2018, Vide Reciept No. HO/32652/2018, dated: 20-09-2018.

ನಕಲು ಪ್ರತಿ

ಈ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಮಂಜೂರು ಆದೇಶದ ದಿನಾಂಕ 12/09/18
ಹಿರಿಯ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪಶ್ಚಿಮ)/(ಪೂರ್ವ/ಉತ್ತರ/ದಕ್ಷಿಣ) ರವರ ಕಡತ ಸಂಖ್ಯೆ: BBMP/ಪ/ಯಲಹಂಕ/0009/18-19
ಅವರಲ್ಲಿ ಸ್ವೀಕೃತವಾಗಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಪೂರೈಸಬೇಕಾದ ಷರತ್ತುಗಳ ಬಗ್ಗೆ ಕ್ರಮವಾಗಿ ಅಭಿಪ್ರಾಯಿಸಿರುವುದರಿಂದ, ದಿನಾಂಕ.....01/10/18.
ರಂದು: 20/09/2018.....ರಂದಿನ ಮಾನ್ಯ ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ ಅಡಿಯಲ್ಲಿ
(ವಿವರ ಷರತ್ತಿನ ಆದೇಶ ಪತ್ರ) ಮಂಜೂರಾಗಿರುತ್ತದೆ.

ಸಹಾಯಕ ಸಂಚಾಲಕರು/ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ಪಶ್ಚಿಮ/ಪೂರ್ವ/ಉತ್ತರ/ದಕ್ಷಿಣ
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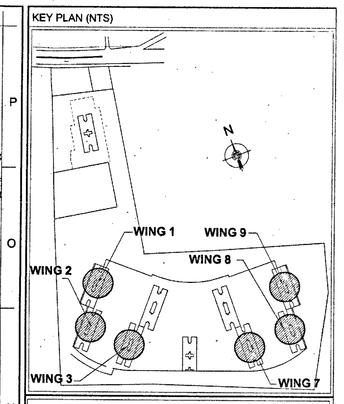
KEY PLAN (NTS)



SCHEDULE OF OPENINGS

DOORS

SL NO	NAME	SIZE	LINTEL	DESCRIPTION
1	ED	1050X2150	2150	WOODEN DOORS
2	D1	900X2150	2150	WOODEN DOORS
3	D2	850X2150	2150	WOODEN DOORS
4	D3	830X2150	2150	WOODEN DOORS
5	SD	2430X2150	2150	ALUMINIUM SLIDING DOOR
6	SD1	1830X2150	2150	ALUMINIUM SLIDING DOOR
7	SD2	1680X2150	2150	ALUMINIUM SLIDING DOOR
8	FRD	1050X2150	2150	FIRE RATED DOOR

WINDOWS

1	W1	1830X1680	2150	ALU. SLIDING WINDOW
2	W2	1530X1680	2150	ALU. SLIDING WINDOW
3	KW	1530X1030	2150	ALU. SLIDING WINDOW
4	SW1	1530X1030	2150	ALU. SLIDING WINDOW

VENTILATORS

1	V1	630X830	2150	ALU WITH GLASS LOUVERS (Fixed)
2	V2	780X1230	2150	ALU WITH GLASS LOUVERS (Openable)
3	V3	780X1230	2150	ALU WITH GLASS LOUVERS (Fixed)

OWNER'S SIGNATURE

SOBHA LTD., , G.P.A HOLDER INFAVOUR OF
KATHA HOLDER SHRI ZAHED HUSAIN

SIGN.....

H.R.CHANDRASHEKAR
(AUTHORIZED SIGNATORY)
FOR SOBHA LIMITED

ARCHITECTS SIGNATURE

SIGN.....
(VINITA AGAST)
BCC /BL -3.6 /A-1586 / 2006-07

ARCHITECTS :

SOBHA LIMITED.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: SHRUTI	SCALE : 1:100
CHECKED BY: MRINMAYEE	DATE :28/09/2018
NORTH	PROJECT NO.: 370
	REV.NO.

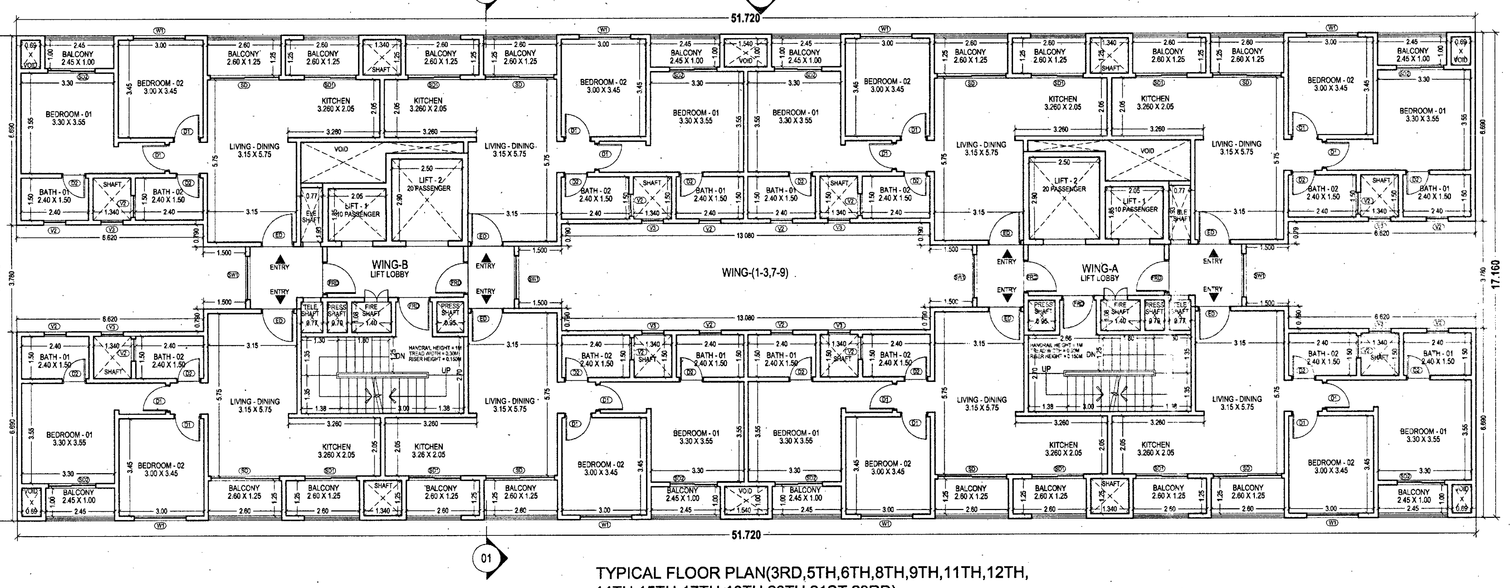
JOB TITLE

PLAN SHOWING APARTMENT BUILDINGS @ KATHA NO.04/50-51 & 54 WARD NO.05 BELLAHALLI VILLAGE , YELAHANKA HOBLI, BENGALURU

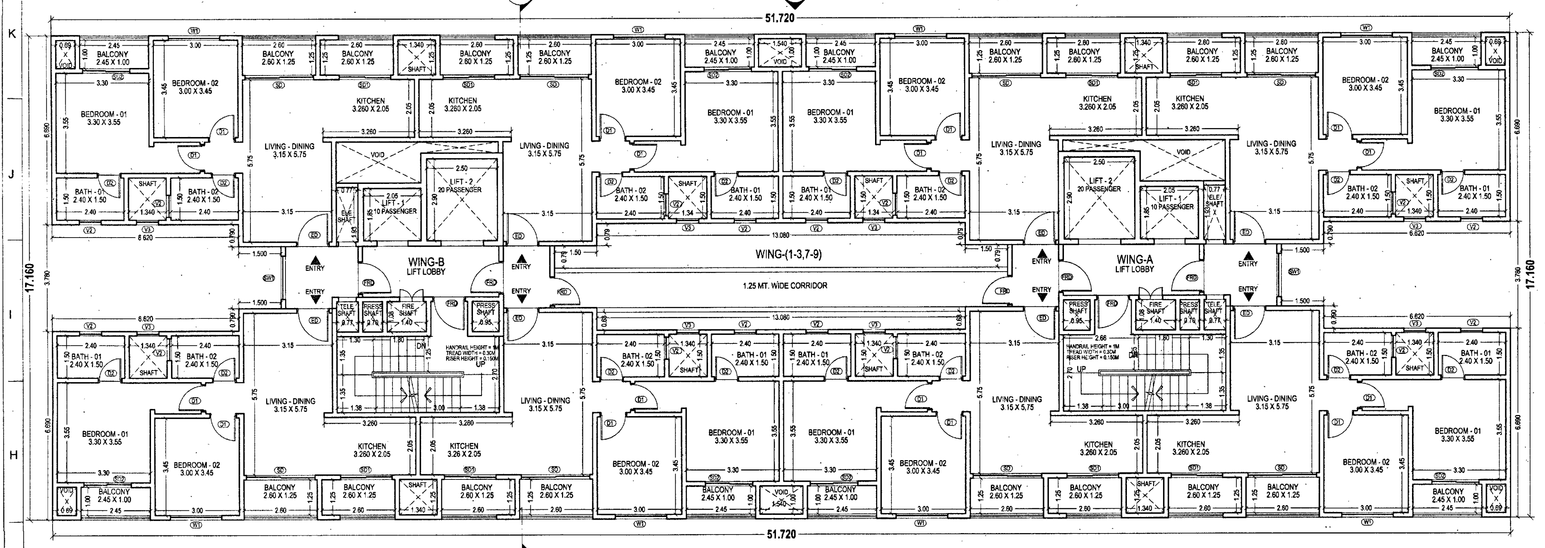
DRAWING TITLE

WING 1 TO 3 & 7 TO 9
FIRST FLOOR PLAN
SECOND FLOOR PLAN

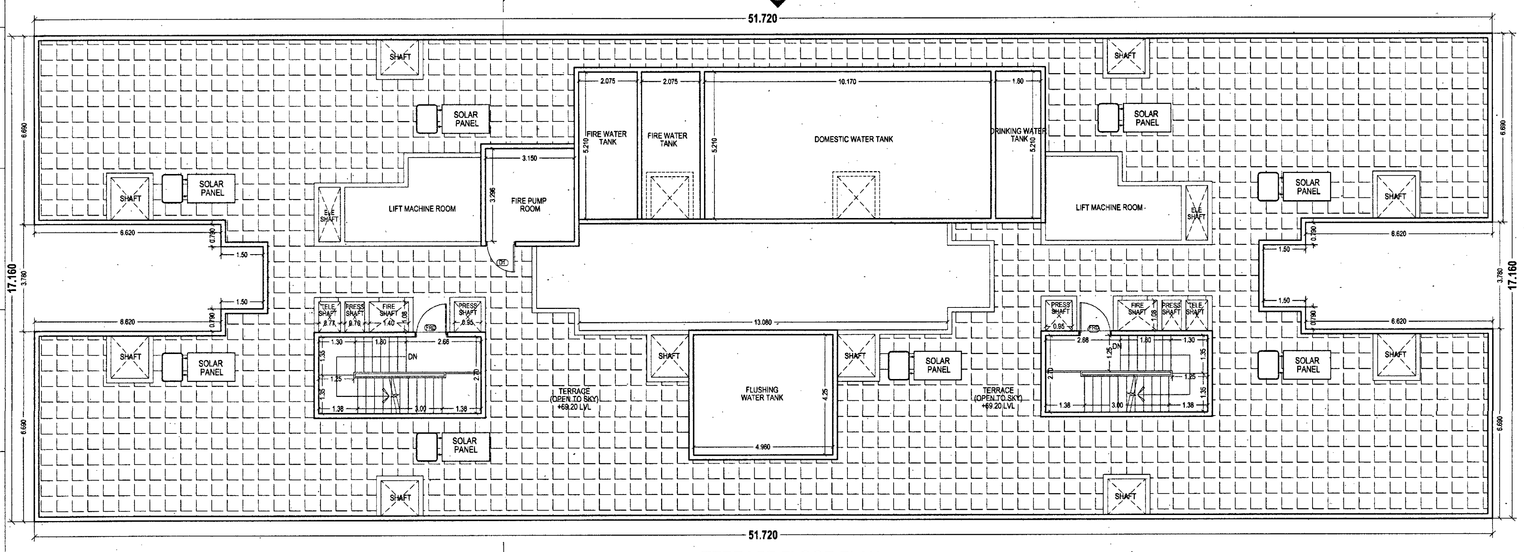
SHEET 4/17



1 TYPICAL FLOOR PLAN(3RD,5TH,6TH,8TH,9TH,11TH,12TH, 14TH,15TH,17TH,18TH,20TH,21ST,23RD)
SCALE 1:100



2 TYPICAL FLOOR PLAN(4TH,7TH,10TH,13TH,16TH,22ND)
SCALE 1:100



3 TERRACE FLOOR PLAN
SCALE 1:100

WING - 1 to 3 & 7 to 9				
	FLOOR	EWS	OTHERS	TOTAL
1ST FLOOR	1	0	6	6
2ND FLOOR	1	2	6	8
3RD,5TH,6TH,8TH,9TH, 11TH,12TH,14TH,15TH,17TH, 18TH,20TH,21ST,23RD FLOOR	14	0	112 (8UNITS /FLOOR)	112
4TH, 7TH, 10TH,13TH,16TH, 19TH,22ND FLOOR	7	0	56 (8UNITS /FLOOR)	56
TOTAL NO. OF UNITS				182

BBMP/AddlDir/JD North/0009/2018-19

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 04, Ward No. 05, Sy No. 50, 51 & 54 of Bellahalli Village, Byatarayanapura Sub-division, Yelahanka zone, Bengaluru.
   (a)Building - 1, (Wing - 1 & 2), **Building - 2,** (Wing - 3 & 4), **Building - 3,** (Wing - 5), **Building - 4,** (Wing - 6 & 7), **Building - 5,** (Wing - 8 & 9) Consisting of GF+23 UF with Common Basement Floor (Twenty Three Upper Floors Only)
   (b)Building - 6, (Wing - 10) Consisting of 2BF+GF+17UF (Seventeen Upper Floors Only)
2. Sanction is accorded for **Residential Apartment use** only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Ground Floor and 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 / 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 (Es& D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.59 x 3.65 m in the 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. 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 caused 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-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 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 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. 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 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** 400 **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 basement(s) 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. 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 highrise building shall obtain clearance certificate from Fire Forece 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the 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 Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that 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 Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003.
39. If 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 materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about 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. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
42. This Sanction is subject to the conditions laid down in the orders of Deputy Commissioner, Bengaluru vide No. LND(NA)CR 74 /2015-16, Dated. 20-06-2015.
43. Before commencing the work, the applicant / developer shall obtain modified Environmental Clearance from SEIAA and modified CFE from KSPCB. The same shall be submitted to this office before Commencing the work.
44. The Owner / Developer should submit BWSSB NOC before the issue of Occupancy Certificate.
45. 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 Goverament of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the coinstruction 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.

II. NOC Details

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force and Emergency Services	KSFES/GBC(1)/436, Docket No. KSFES/NOC/1148/2018, Dated. 18-09-2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	AAI	AAI/BIA/ATM/NOC/JAKK /SOUTH/B/1261/4/ 77223/2572-77, Dated. 10-12-2014	
3	Govt. Flying Training School	GFTS/ATM/NOC/JK-23/2014/1269, Dated.27-12-2014.	
4	Air Force Station, Yelahanka	Air/HQ/S.17726/4/ats (pc-mdcclx) DyNo. 365/F/D (Air-II)m dated: 06-04-2015	
5	BSNL	AGM(TP)/S-6/2014-15/Vol-30/42, Dated. 21-10-2014.	
6	SEIAA	SEIAA 177 CON 2014, Dated. 08-06-2016	
7	KSPCB	PCB/299/CNP/14/H1643, Dated. 09-02-2015	
8	BESCOM	CE(E)/BMAZ/SE(E)/AEE(E)-2/18-19/599-602 dated: 20-06-2018	
9	BWSSB	Condition to be imposed to submit the same before obtaining Occupancy Certificate	

III. The Applicant has paid the fees vide Receipt No. RE-ifms 331-TP/000300 dated: 24-09-2018 for the following:-

1. Licence Fees	:	2,09,80,002-00
2. Ground Rent	:	1,23,78,201-00
3. Betterment Charges	:	4,66,222-00
4. Security Deposit	:	2,33,11,113-00
5. Plan copy charges and Compound Wall	:	5,30,000-00
6. 1% Service Charge on Labour Cess to be paid to BBMP	:	2,95,770-00
	TOTAL:	**5,79,61,308 -00**
	SAY Rs.	**5,79,62,000-00**

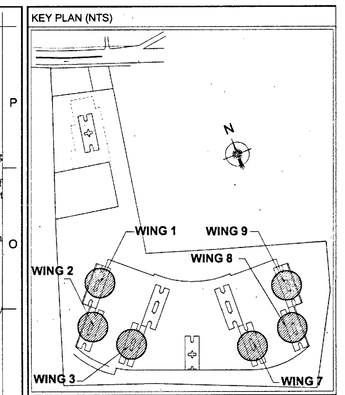
7. Labour Cess : Rs. 2,92,82,000/- Paid vide NEFT/RTGS No. UTIBR52018092000360741, Date. 20-09-2018, Vide Reciept No. HO/32652/2018, dated: 20-09-2018.

ನಕಲು ಪ್ರತಿ

ಪ್ರತಿ ಅಯುಕ್ತರು ನಿವಾಸಿ ಮತ್ತು ಆಯವ್ಯಯ ಅಧಿಕಾರಿ ರವರಿಗೆ 18/09/18
ಅಂಚೆ : ಜಂಟಿ ನಿರ್ದೇಶಕರು (ಆಡಳಿತ) ರವರ ಒಪ್ಪಿಗೆ ಪತ್ರದಂತೆ 18.9.18
ರವರಲ್ಲಿಂದ 4/10/18 ಅಂಚೆ ಸಂಖ್ಯೆ ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ
ಅಂಚೆಗೆ ಒಪ್ಪಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 31/10/18
ರಂದು.....ಅಂಚೆ ಮೂಲಕ ಕಳುಹಿಸಲಾಗಿದೆ
(ಅಂಚೆ ಇಲಾಖೆ ಅಧಿಕಾರಿ ಸಹಿ)

B.R. Mundinamani 6/10/18

KEY PLAN (NTS)



SCHEDULE OF OPENINGS

DOORS

SL NO.	NAME	SIZE	LINTEL	DESCRIPTION
1	ED	1050X2150	2150	WOODEN DOORS
2	D1	950X2150	2150	WOODEN DOORS
3	D2	850X2150	2150	WOODEN DOORS
4	D3	830X2150	2150	WOODEN DOORS
5	SD	2400X2150	2150	ALUMINUM SLIDING DOOR
6	SD1	1830X2150	2150	ALUMINUM SLIDING DOOR
7	SD2	1660X2150	2150	ALUMINUM SLIDING DOOR
8	FRD	1050X2150	2150	FIRE RATED DOOR

WINDOWS

1	W1	1830X1680	2150	ALU. SLIDING WINDOW
2	W2	1530X1680	2150	ALU. SLIDING WINDOW
3	KW	1530X1030	2150	ALU. SLIDING WINDOW
4	SW1	1530X1030	2150	ALU. SLIDING WINDOW

VENTILATORS

1	V1	630X930	2150	ALU.WITH GLASS LOUVERS (Fixed)
2	V2	780X1230	2150	ALU.WITH GLASS LOUVERS (Openable)
3	V3	780X1230	2150	ALU.WITH GLASS LOUVERS (Fixed)

OWNER'S SIGNATURE
SOBHA LTD., G.P.A HOLDER INFAVOUR OF
KATHA HOLDER SHRI ZAHED HUSAIN

SIGN.....
H.R.CHANDRASHEKAR
(AUTHORIZED SIGNATORY)
FOR SOBHA LIMITED

ARCHITECTS SIGNATURE

SIGN.....
(VINITA AGAST)
BCC /BL -3.6 /A-1532 / 2006-07

ARCHITECTS :

SOBHA LIMITED.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: SHRUTI	SCALE : 1:100
CHECKED BY: MRINMAYEE	DATE :28/09/2018
NORTH	PROJECT NO.: 370

REV.NO.

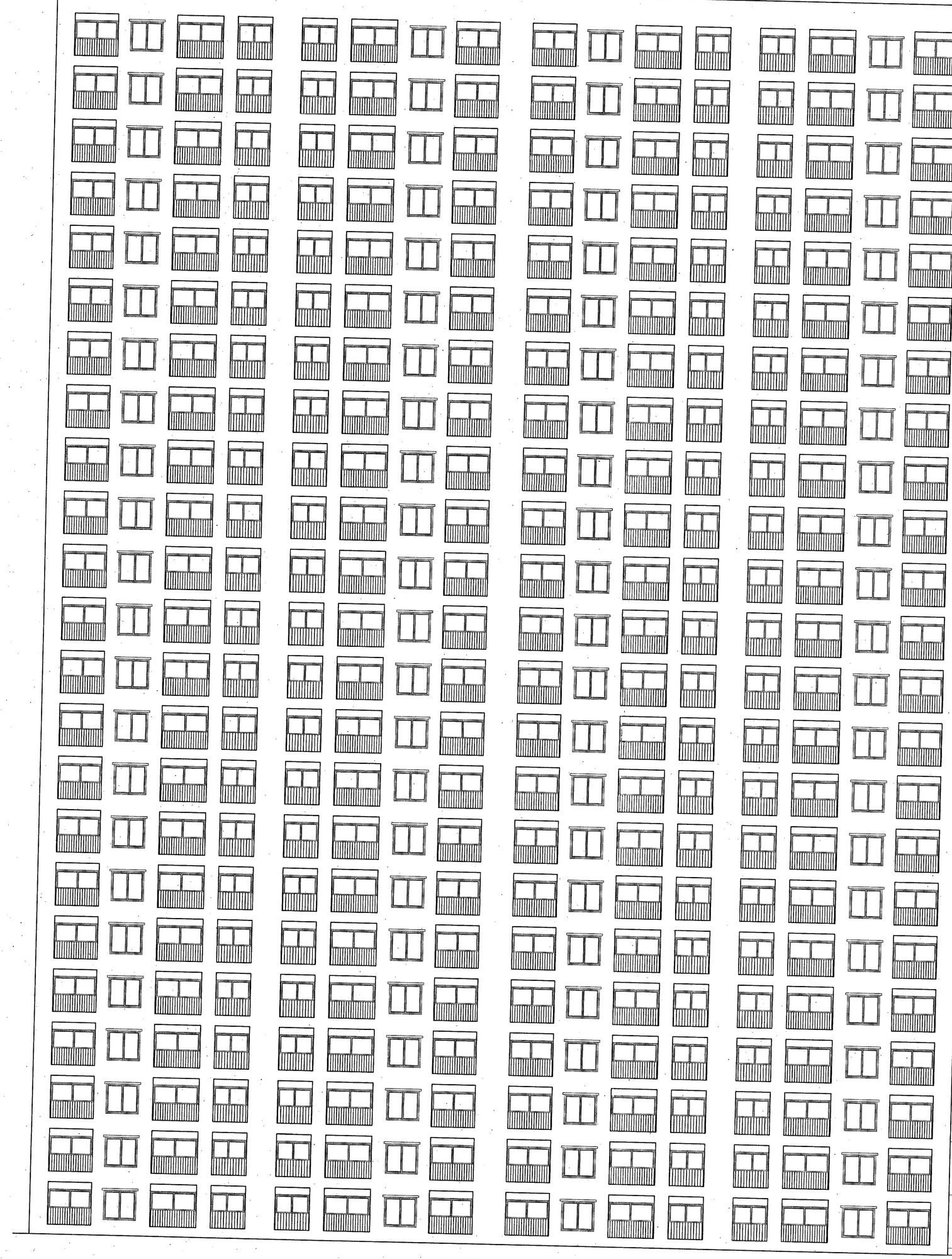
JOB TITLE

PLAN SHOWING APARTMENT BUILDINGS @
KATHA NO.04/50-51 & 54 WARD NO:05
BELLAHALLI VILLAGE , YELAHANKA HOBLI, BENGALURU

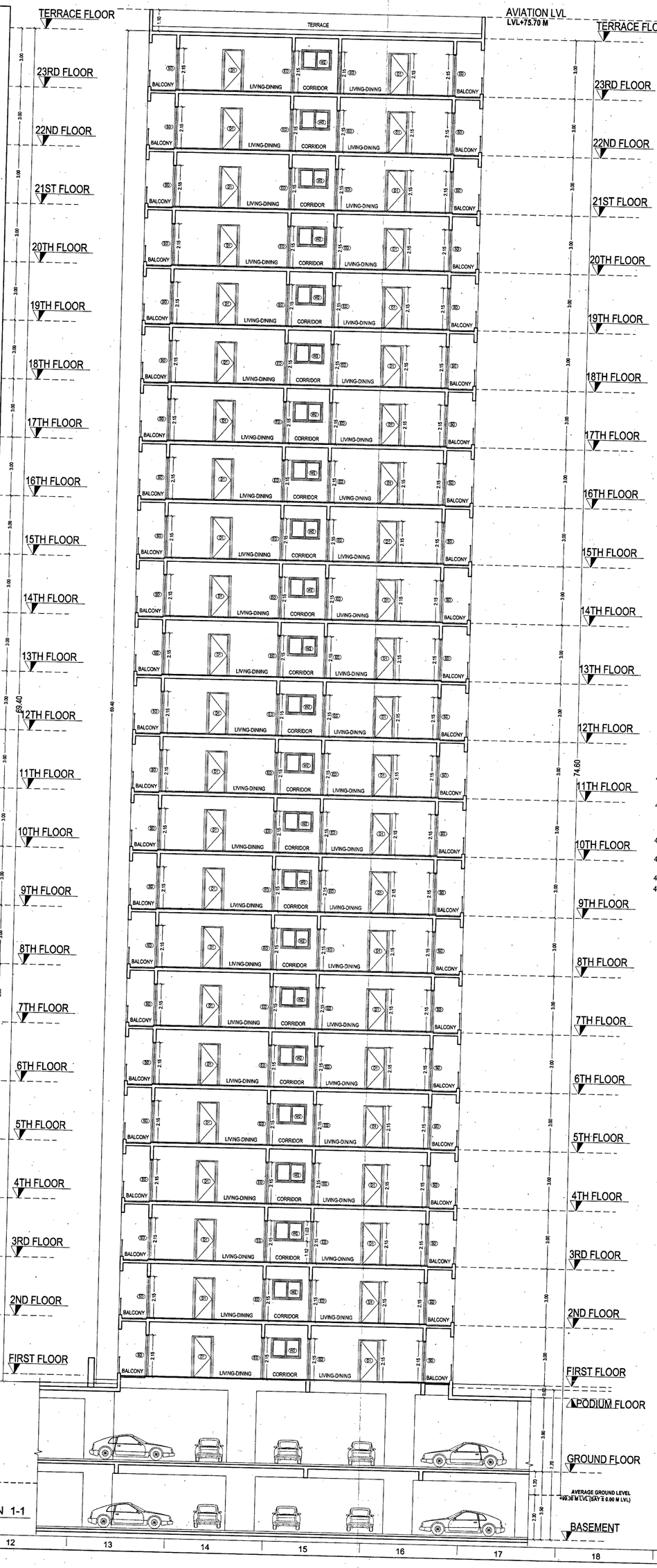
DRAWING TITLE

WING 1 TO 3 & 7 TO 9
TYPICAL FLOOR PLAN
TERRACE FLOOR PLAN

SHEET 5/17



1 ELEVATION A
SCALE 1:100



2 SECTION 1-1
SCALE 1:100

BBMP/Addl.Dir/JD North/0009/2018-19

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 04, Ward No. 05, Sy No. 50, 51 & 54 of Bellahalli Village, Byatarayanapura Sub-division, Yelahanka zone, Bengaluru.
   (a)Building - 1, (Wing - 1 & 2), **Building - 2,** (Wing - 3 & 4), **Building - 3,** (Wing - 5), **Building - 4,** (Wing - 6 & 7), **Building - 5,** (Wing - 8 & 9) Consisting of GF+23 UF with Common Basement Floor (Twenty Three Upper Floors Only)
   (b)Building - 6, (Wing - 10) Consisting of 2BF+GF+17UF (Seventeen Upper Floors Only)
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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 (Bye-law No. 3.6) under sub section IV-5 (c) to (k).
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Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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.
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Note:

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II. NOC Details

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1	Fire Force and Emergency Services	KSFES/GBC(1)/436, Docket No. KSFES/NOC/1140/2018, Dated. 18-09-2018	All the conditions imposed in the letter issued by the Statutory body should be adhered to
2	AAI	AAI/BIAA/ATM/NOC/JAKK /SOUTH/B/112614/ 77223/2572-77, Dated. 10-12-2014	
3	Govt. Flying Training School	GFTS/ATM/NOC/JK-23/2014/3269, Dated.27-12-2014.	
4	Air Force Station, Yelahanka	Air/HQ/S.17236/Aviation (pc-medevac) Dy/No. 365/F/D (Air-I) Dated: 06-04-2015	
5	BSNL	AGM(TP)/S-6/2014-15/Vol-30/42, Dated. 21-10-2014.	
6	SEIAA	SEIAA 177 CON 2014, Dated. 08-06-2016	
7	KSPCB	PCB/298/CNP/14/EI(64), Dated. 09-02-2015	
8	BESCOM	CE(E)/BMAZ/SE(E)/AEE(E)-215-16/599-603 dated: 20-06-2018	Condition to be imposed to submit the same before obtaining Occupancy Certificate
9	BWSSB		

III. The Applicant has paid the fees vide Receipt No. RE-ifms 331-TP/000300 dated: 24-09-2018 for the following:-

1. Licence Fees	:	2,09,80,002-00
2. Ground Rent	:	1,23,78,201-00
3. Betterment Charges	:	4,66,222-00
4. Security Deposit	:	2,33,11,113-00
5. Plan copy charges and Compound Wall	:	1,50,000-00
6. 1% Service Charge on Labour Cess to be paid to BBMP	:	2,05,770-00
	TOTAL:	**5,79,61,308 -00**
	SAY Rs.	**5,79,62,000-00**

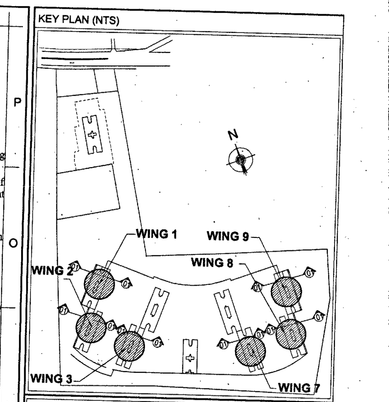
7. Labour Cess : Rs. 2,92,82,000/- Paid vide NEFT/RTGS No. UTIBRS52018092000360741, Date. 20-09-2018, Vide Receipt No. HO/32652/2018, dated: 20-09-2018.

ನಕಲು ಪ್ರತಿ

ಈ ಕಟ್ಟಡವು ಮಂಜೂರು ಮಾಡಿ ಅಧಿಕೃತ ಆದೇಶದ ದಿನಾಂಕ: 18/09/2018
ಮೇರೆಗೆ - ಬಿ.ಬಿ.ಎಂ.ಪಿ.(ಉ) (ಪ್ರ) ಬಿಎಂಪಿ ಕಾಯ್ದೆ 2020-19
ದಿನಾಂಕ:18/09/18 ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಮಂಜೂರಾತಿ
ಆದೇಶ ಪತ್ರವು ಅಧಿಕೃತವಾಗಿದೆ. ದಿನಾಂಕ: 21/09/2018
ಬಿಬಿಎಂಪಿ ಪರವಾಗಿ ಸಹಿ/-
(ಅಧಿಕೃತ ಪ್ರತಿನಿಧಿ ಉತ್ತರ)

ಬಿ.ಬಿ.ಎಂ.ಪಿ.
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪಶ್ಚಿಮ-ಉತ್ತರ)
ದಿನಾಂಕ: 21/9/18

KEY PLAN (NTS)



SCHEDULE OF OPENINGS

DOORS

SL NO.	NAME	SIZE	LINTEL	DESCRIPTION
1	ED	1050X2150	2150	WOODEN DOORS
2	D1	900X2150	2150	WOODEN DOORS
3	D2	850X2150	2150	WOODEN DOORS
4	D3	800X2150	2150	WOODEN DOORS
5	SD	2400X2150	2150	ALUMINUM SLIDING DOOR
6	SD1	1800X2150	2150	ALUMINUM SLIDING DOOR
7	SD2	1650X2150	2150	ALUMINUM SLIDING DOOR
8	FRD	1050X2150	2150	FIRE RATED DOOR

WINDOWS

1	W1	1800X1800	2150	ALU. SLIDING WINDOW
2	W2	1500X1800	2150	ALU. SLIDING WINDOW
3	KW	1500X1200	2150	ALU. SLIDING WINDOW
4	SW1	1530X1200	2150	ALU. SLIDING WINDOW

VENTILATORS

1	V1	830X600	2150	ALU WITH GLASS LOUVERS (Fixed)
2	V2	750X1200	2150	ALU WITH GLASS LOUVERS (Openable)
3	V3	750X1200	2150	ALU WITH GLASS LOUVERS (Fixed)

OWNER'S SIGNATURE
SOBHA LTD., G.P.A HOLDER INFAVOUR OF KATHA HOLDER SHRI ZAHED HUSAIN

SIGN
H.R.CHANDRASHEKAR
(AUTHORIZED SIGNATORY)
FOR SOBHA LIMITED

ARCHITECTS SIGNATURE

SIGN
(VINITA AGAST)
BCC /BL -3.6 /A-1534/2006-07

ARCHITECTS :

SOBHA LIMITED.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49220000
E-mail: architects@sobha.com

DEALT BY: SHRUTI	SCALE : 1:100
CHECKED BY: MR/NMAYEE	DATE : 28/09/2018
NORTH	PROJECT NO.: 370
	REV.NO.

JOB TITLE
PLAN SHOWING APARTMENT BUILDINGS @ KATHA NO.04/50-51 & 54 WARD NO-05 BELLAHALLI VILLAGE , YELAHANKA HOBLI, BENGALURU

DRAWING TITLE
WING 1 TO 3 & 7 TO 9
ELEVATION
SECTIONS

SHEET 6/17