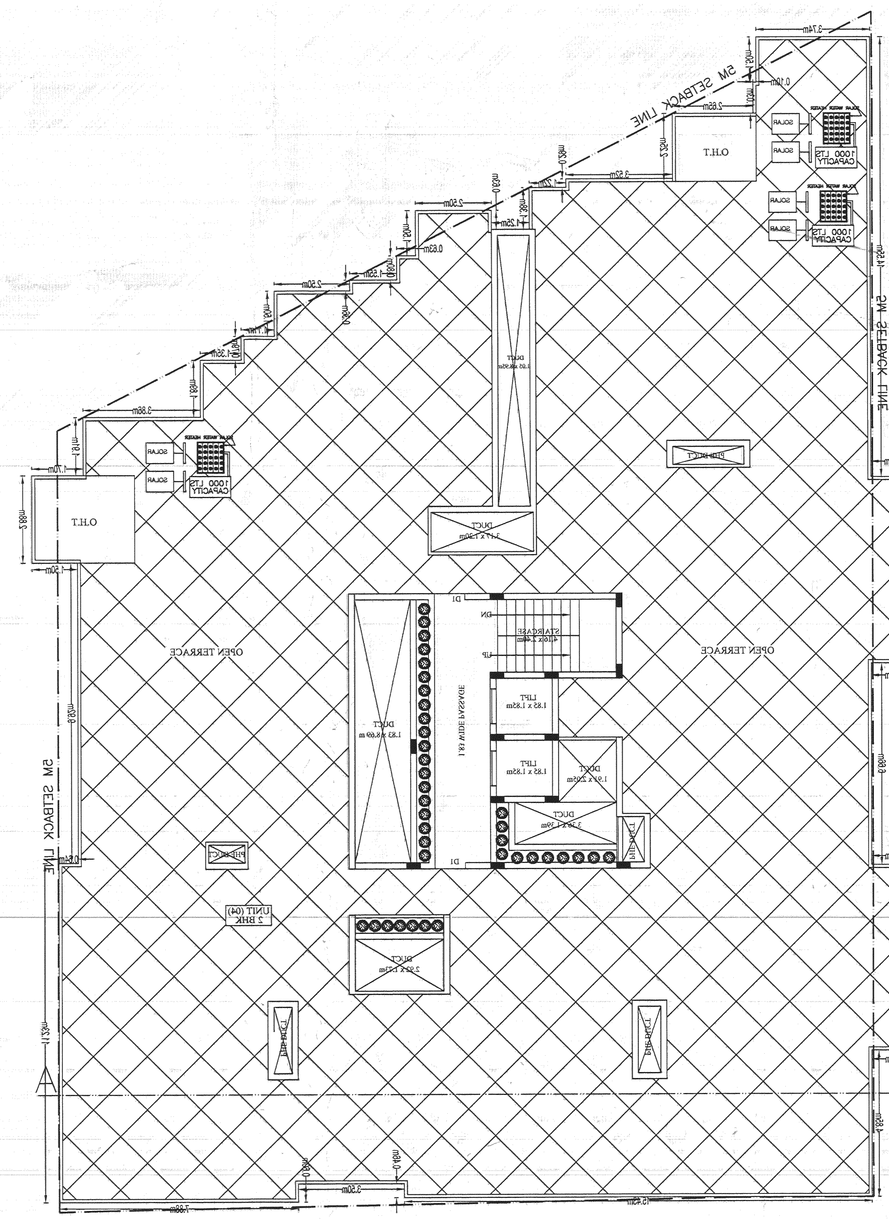
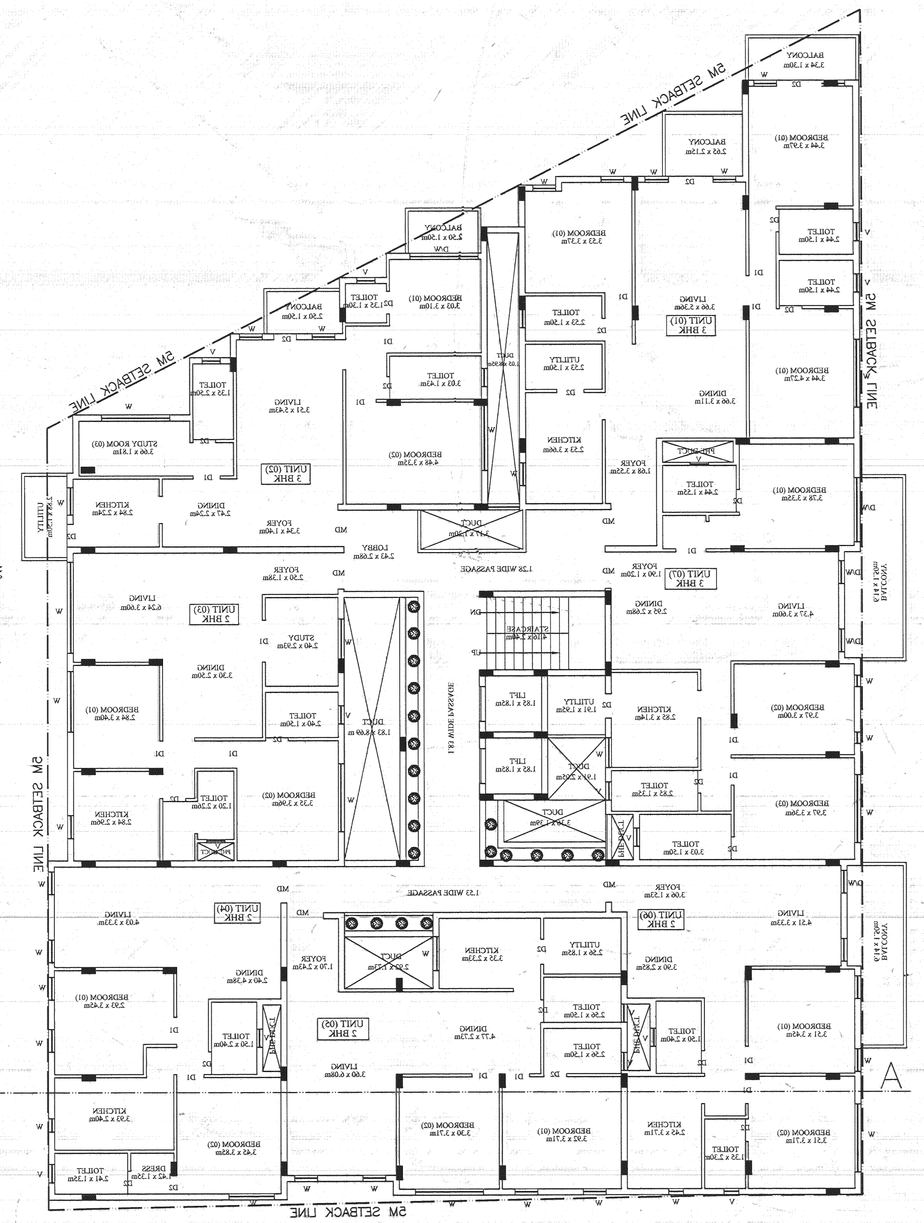


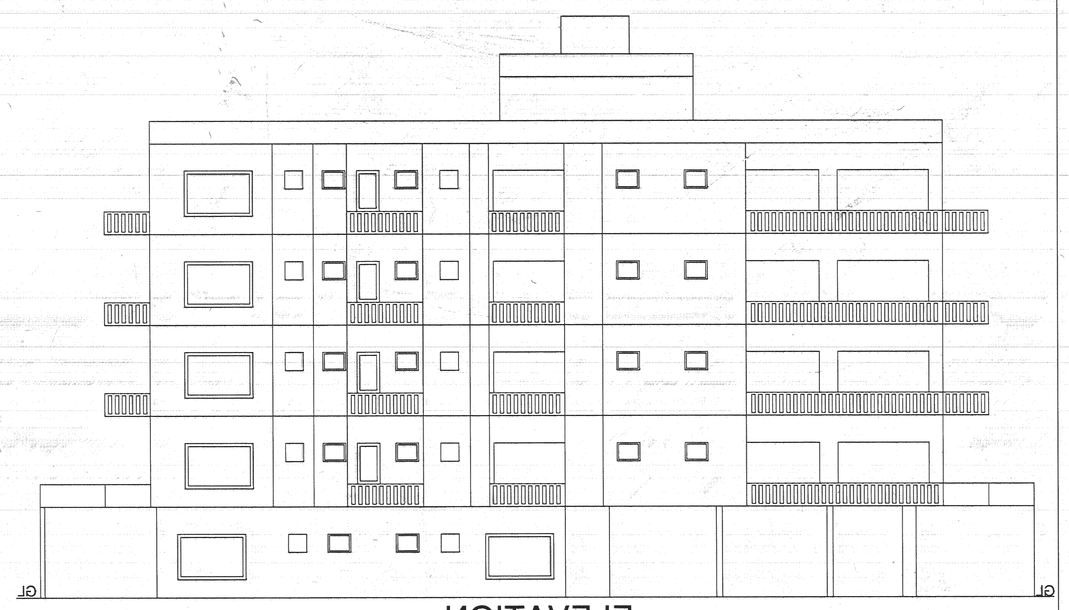
PROPOSED TERRACE FLOOR PLAN



PROPOSED TYPICAL FIRST,SECOND, THIRD &FOURTH FLOOR PLAN

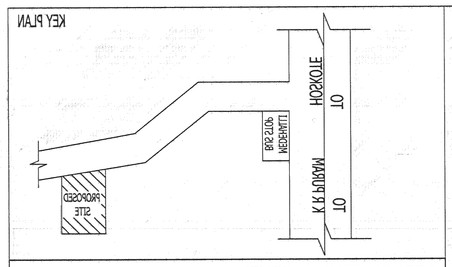
7X4=28 UNITS

SECTION ON AA



ELEVATION

KEY PLAN



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0346/17-18		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Building Permission	Ward:	Ward-53
Nature of Sanction:	New	Plot No Value:	0.00
Plot Use:	Residential	City Survey No.:	0.00
Location:	Ring-III	Property No.:	0.00
Land Use Zone:	Residential (Main)		
Locality/Street:	0.00		

AREA DETAILS

AREA OF PLOT (Minimum)	(A)	1721.01 SQ.MT.
DEDUCTION FOR		
Plot area deducted for Road Widening		122.10
Total		122.10
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	1598.91
BALANCE AREA OF PLOT (Considered for Perm.FAR)	(C)	1721.01
MAX. PERMISSIBLE COVERAGE AREA	(60%)	959.35
Proposed Coverage Area	(30.58%)	489.02
Achieved Net coverage area	(30.58%)	489.02
BALANCE COVERAGE AREA LEFT	(6.11%)	143.72
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	3872.27
ADDITIONAL FAR		-
Residential FAR		3830.94
Proposed FAR Area		3849.71
Substructure Area Add in FAR (Layout Lvl)		18.00
ACHIEVED NET FAR AREA	(2.25)	3867.71
BALANCE FAR AREA	(0)	7.56
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		6924.74

ARCH. / ENGG / SUPERVISOR (Regd)	OWNER
VIDYA N S. BCC/BL-3-087207-17-18 COFFI AND ASSOCIATES #1, Ground floor, Kasturi Medicals Nagasandra main Rd, Near Sai Hospital, Mahalakshmi Layout, BANGALORE - 560054 Mob. : 9448045769	1).M.r.M.MANISH.
	2).M.r.DEEPAK.P.
	3).M.r.NITISH.P

OWNERS NAME	OWNERS SIGN
1)M.r.M.MANISH,2)M.r.DEEPAK.P,3).M.r.NITISH.P	

PROJECT DESCRIPTION::

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING @ KATHA NO:3/1&1/2/1&4, SY NO:1/2&2EGEHALLI VILLAGE,K.R.PURAM HOBLI, IN WARD NO:53, BANGALORE

ARCHITECT:	ARCHITECT SIGN:
VIDYA N S	

Job No.	Drg.No.	Scale	Drawn By	Checked By
		1:100		

BUILDING DETAILS

Block Name	Use	Auxiliary Use	Structure
A0 (APARTMENT)	Residential	Multifamily Units	Bldg upto 15.0 mt. Ht.

Parking Type	Regd No.	Regd Area	Prop No.	Prop Area
Car	34	467.50	38	522.50
Visitors Car Parking	4	55.00	0	0.00
Total Car	38	522.50	38	522.50
TwoWheeler	4	55.00	0	0.00
Total Area	-	577.50	-	522.50

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUA Area	Tenement No.
A0-1 (APARTMENT)	3830.94	3849.71	6924.74	34.00
Total	3830.94	3849.71	6924.74	34.00

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	2.10 X 2.55 X 1	5.31	44.67
	1.50 X 2.55 X 2	7.65	
	1.50 X 2.55 X 1	3.82	
	1.50 X 3.14 X 1	4.71	
	2.00 X 3.14 X 1	6.28	
	2.00 X 5.64 X 1	11.28	
FOURTH FLOOR	2.10 X 2.55 X 1	5.31	44.67
	1.50 X 2.55 X 2	7.65	
	1.50 X 2.55 X 1	3.82	
	1.50 X 3.14 X 1	4.71	
	2.00 X 3.14 X 1	6.28	
	2.00 X 5.64 X 1	11.28	
SECOND FLOOR	2.10 X 2.55 X 1	5.31	44.67
	1.50 X 2.55 X 2	7.65	
	1.50 X 2.55 X 1	3.82	
	1.50 X 3.14 X 1	4.71	
	2.00 X 3.14 X 1	6.28	
	2.00 X 5.64 X 1	11.28	
THIRD FLOOR	2.10 X 2.55 X 1	5.31	44.67
	1.50 X 2.55 X 2	7.65	
	1.50 X 2.55 X 1	3.82	
	1.50 X 3.14 X 1	4.71	
	2.00 X 3.14 X 1	6.28	
	2.00 X 5.64 X 1	11.28	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	96
D1	0.91	2.10	118
MD	1.05	2.10	34

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	1.20	0.60	100
W	1.80	1.20	268
V	1.80	0.60	05

BBMP/Addl.Dir/JD NORTH/0346/17-18

I. Plan is sanctioned subject to the following conditions:

Sanction is accorded for PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE BEARING KATHA NO.3/1&1/2/1&4, SY NO:1/2&2EGEHALLI VILLAGE,K.R.PURAM HOBLI, IN WARD NO:53, BANGALORE.

a) Consist of 28F+GF+ 4UF (four upper floors) PROPOSED only.

1. Sanction is accorded for Residential use only. The use of the building not be deviated to any other use.
2. Basement floor area is reserved for car parking and not be converted for any other purpose.
3. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
4. Necessary ducts for running telephone cables, subdivide at ground level for postal services & space for dumping garbage within the premises shall be provided.
5. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
6. The applicant shall insure all workmen involved in the construction work against any accident/mishaps incidents arising during the time of construction.
7. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.The debris shall be removed and transported for dump by dumping yard.
8. 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.
9. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ele & D) code therefore 3.00 mts. from the building within the premises.
10. The applicant shall provide a separate room periodically 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. 32.
11. 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.
12. The applicant shall plant at least two trees in the premises.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. Licence 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.
15. 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 / the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.6) under sub section IV-B (c) (ii) under Rule (A).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
19. Construction or reconstruction of the building should be completed before 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.
20. The building shall not be occupied without obtaining " OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. 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).
23. 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 IS\no.18 1893 - 2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24. The applicant shall provide solar water heaters as per table 17 of Bye-law No. 29 for the building
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of building Bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions or conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. 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 hindrances during late hours.
29. Segregate organic waste from other waste. Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling Processing unit of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
30. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. 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.
33. Payment of Ground Rent for the Construction carried out beyond the two years period of plan sanction shall be made to the competent authority as per bye law no. 5.8 note (i) of Building Bye - Law-2003.
34. The Builder / Developer / Professional Consultants are 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 & about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Building Orders and Policy Orders of the BBMP.
35. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intention to start work in the form prescribed in Schedule XI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing or roofing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
36. The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% Park and Open Spaces in the plot proposed for development.
37. 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 Karnataka vide ADDENDUM (Handwaagi Toolidey) LD/95LET/27/2, dated: 01-04-2013

1. Registration of Applicant/ Builder/ Owner/ Contractor and the construction workers working in the construction site shall with the "Karnataka Building and Other Constructions 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 the Applicant/Builder/Owner/Contractor shall engage a construction worker in this site or workplace 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 impparting 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 regard 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:

Name of the Statutory Department	Reference No & Date.	Conditions imposed
BWSSB	BWSSB/EIC/CE(M)/ACE(M)-IV/COE (M)-III/TA(M)-III/1050/2018-19 DATED: 14/6/2018	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
KSPCB	PCB/16/CNP/14H-412 DATED: 19/07/2018	

III. FEES DETAILS:

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

The Applicant has paid Rs.17,89,000.00 /-vide Receipt No. RE-IFM8331-TP/1000188

dated:18-07-2018 for the following:-

1. Licence Fees	:	Rs.806250.00
2. Ground Rent	:	Rs.2981113.00
9% GCST	:	Rs.268250.00
9% SGST	:	Rs.268250.00
3. Betterment Charges		
a) For Building	:	Rs.13246.00
b) For Site	:	Rs.344320.00
4. Security Deposit	:	Rs.882574.00
5. Plan copy & Compound wall charges	:	Rs.48000.00
6. 1% Labour Cess Service Charges	:	Rs.8716.00
7. Lake Improvement Charges	:	Rs.43020.00
TOTAL	:	Rs.17888888.00
Say Rs.	:	17,89,000.00

8. Labour Cess

The Applicant has produced NEFT/RTGS no.IDIB252018070716556296 dated: 07-07-2018.

Amount Rs. 9,67,500.00 Receipt no:HOL/4833/2018

FLOORWISE FAR STATEMENT: A0 (APPARTMENT)

Name of Floor	Total BUA Area	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Duct Deduction	Void Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor	16.23	0.38	3.42	3.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	888.77	0.00	6.84	0.00	44.41	15.11	0.00	0.00	798.72	798.72	7.00
Third Floor	888.77	0.00	6.84	0.00	44.41	15.11	0.00	0.00	798.72	798.72	7.00
Second Floor	888.77	0.00	6.84	0.00	44.41	15.11	0.00	0.00	798.72	798.72	7.00
First Floor	888.77	0.00	6.84	0.00	44.41	15.11	0.00	0.00	798.72	798.72	7.00
Ground Floor	873.62	0.00	6.84	0.00	44.41	15.11	0.00	98.40	644.08	644.08	6.00
Upper Basement F	1758.40	0.00	6.84	0.00	0.00	0.00	158.27	574.89	0.00	0.38	0.00
Lower Basement F	1758.40	0.00	6.84	0.00	0.00	0.00	158.27	574.89	0.00	0.38	0.00
Total	6809.74	0.38	51.33	3.42	233.53	85.54	330.55	1248.28	3830.94	3849.71	34.00

SCALE- 1:100

Sheet - 3 of 03

TITLE:

TYPICAL 1st,2nd, 3rd&4th FLOOR ELEVATION &SECTION

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT