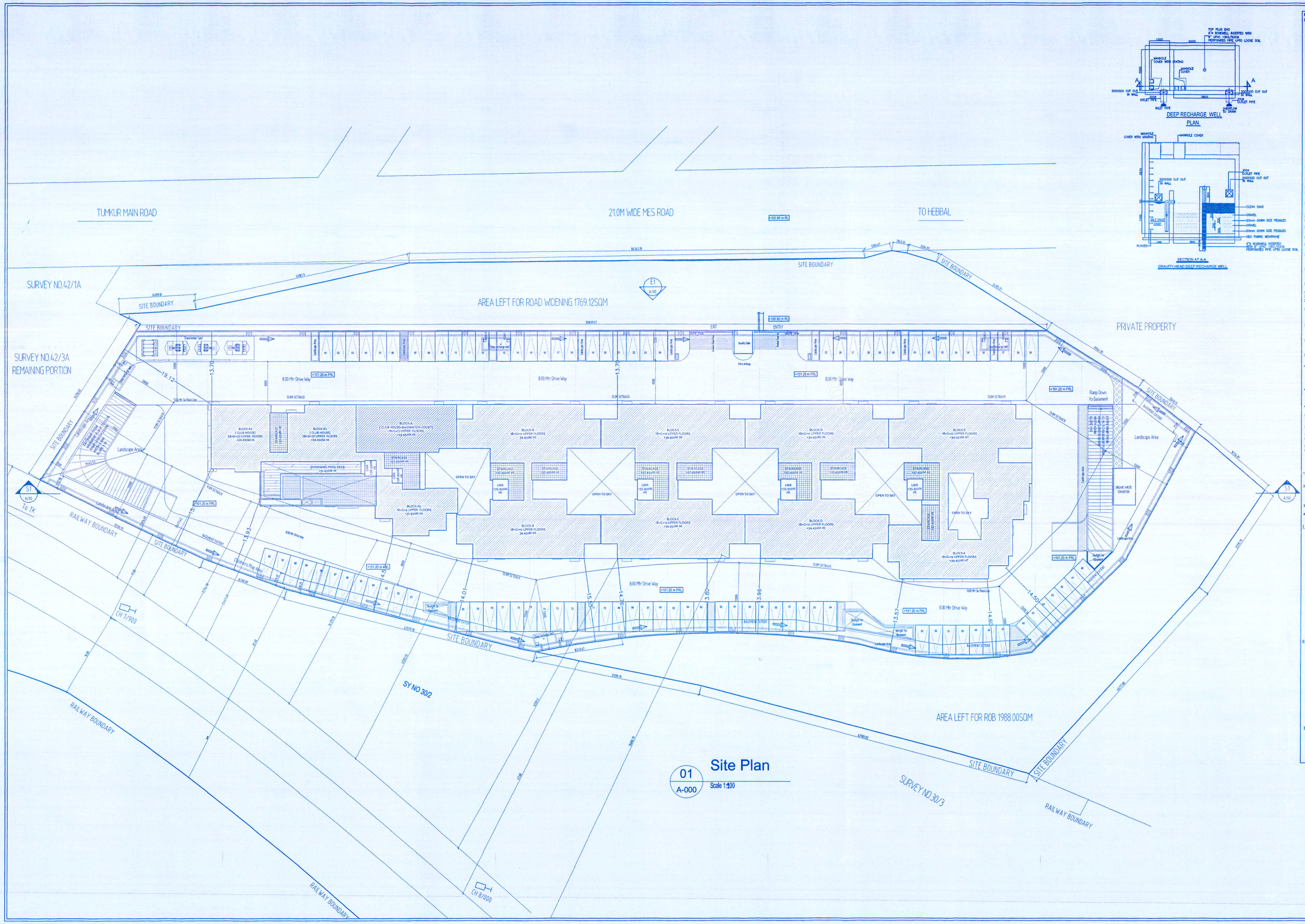

BBMP/Addl.Dir/JD SOUTH/9348/15-16 (LP0001/18-19)
(Modified Plan)

Conditions

1. Plan Sanction is accorded for the proposed Residential building :
   Residential building consisting of Basement+Stilt+Ground+Podium+ 12 floors.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Adequate Ground floor And Surface car parking are 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 the concerned authority.
5. Necessary ducts for running telephone cables, cubicles at ground level for pmtel services & space for dumping garbage within the premises shall be provided.
   Provision shall be made for adequate drinking water tanks 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 /unpaid incidents arising during the time of construction.
8. The applicant shall not block any building materials / debris on footpath or on roads or on drains.
9. The applicant shall not damage the roads while taking up the building work.
10. 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.
11. The applicant shall provide a separate room for the installation of telecom equipments & associated equipment as per K.E.R.C (Ea & D) code leaving 3.05 mts. from the building within the premises.
12. The applicant shall provide a separate room preferably 4.00 x 3.05 m in the basement for installation of telecom equipment and refer to make provisions for telecom services as per Byelaw No. 25.
13. 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.
14. The applicant shall plant at least Four trees in the premises.
    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 plan and the name of the licensee, the architect, the structural engineer 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 / Structural Engineer shall bring the fact of such contravention to the notice of the concerned Defaulter and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner at the base may be lifted strictly adhere by the duties and responsibilities specified in Schedule- IV (Bye-law No. 3 (I) under sub section (V-A) (e) to (n).
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 column/pier structure after 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 BWS&Sb/sump/borewell not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Byelaws 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 Part-I latest revision & IS 4326 - Earthquake resistant design & construction - Code of practice.
25. The applicant should provide solar water heaters as per letter 17 of Byle - law No. 21 for the building.
26. Facilities for physically handicapped persons prescribed in schedule IX (Bye laws - 31) of building Byelaws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / employees in the premises. The toilet shall be made barrier free approach through a ramp for the physically Handicapped persons together with the required area.
    This Occupancy Certificate will be considered only after ensuring that the provisions of conditions nos. 9c, 9e, 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 the building and that the construction activities shall stop before 6.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic at the source of generation. The organic waste shall be processed and the inorganic waste recycled at site for the in- situ/ disposal in consultation with BBMP solid health officer/Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and structures to withstand the pressure of earth and groundwater in accordance with the laws of flotsam, buoyancy, and bestow ensuring safety of workmen and general public by erecting safe barricades.
32. Before Commencement of work Clearance from Ministry of Environmental and Forest / State Level Environment impact Assessment Clearance should be taken wherever required.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area)
35. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise building and shall be implemented to the satisfaction of the Traffic Police Department.
36. The owner / Association of high/rise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get fire renewal of the permission issued once in two years.
37. The owner / Association of the high/rise building shall get the building inspected by empanelled Technicians of the Fire Force Department to ensure that fire fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38. The owner / Association of high/rise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Life etc. The certificate should be produced to the corporation and Electrical Inspectorate every year for renewal of permission.
39. The Owner / Association of the high-rise building shall conduct two mock drills in the building one before the onset of summer and another during the summer and assure complete safety in the building to the public.
40. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect/ Engineer / Supervisor/ Structural Engineer/ Licensed Technical Personnel/ Plumber/ Owner shall be the competent authority shall be for a period of five years and thereafter the registration for every five years unless the same is cancelled by the authority. The application for renewal shall made to the concerned Jt.Director of Town Planning/ Dy.Director of Town Planning/ Asst.Director of town planning/ Town Planning Officer, Supervisor in the line assistance, seen in the second instance and cancel the registration if the same repeated for the third time.
41. The owner / Association of high/rise building shall not change the use of the premises and not materially and structurally deviate from the sanctioned plan, without previous approval of authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulation, Sealing orders and policy orders of the corporation.
42. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

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. Out 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 shall not be responsible for any dispute that may arise in respect of proper ty 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (ಕಚೇರಿಟಿಪ್ಪಣಿ) ಸಂಖ್ಯೆ, ಕಾಇಇ/ಎಸ್ಎಸ್ಸಿಸಿ/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 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 establishments 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. All any point of time Applicant/ Builder/ Owner/ Contractor shall engage a construction worker/ labourer who is not registered with the "Karnataka Building and Other Constructions Workers Welfare Board".

I. NOC DETAILS

Sl.No.	Name of the concerned department	Reference no. and date	Conditions imposed
1.	FIRE	GBK(1)232/2015 Docket No-KSFS/NOC/340/2017 Dt. 24-04-2018	All the Conditions imposed in the letter issued by the Statutory body should be adhere to
2.	AIRPORT	JAK/SOU/701B/(94418)/297721 Dt.14-04-2018	
3.	KSPCB	PCB/BAL/CNH/1534-226 Dt 14-06-2016	
4.	BESCOM	SE(E)N/CE(E) (O)/AEE-2/8271 Dt 29-12-2014	
5.	BWSSB	BWSSB/EE(CE(M)-1)/DE(M)-01/ TA(N)-U/14711/2014-15 Dt 28-02-2015	
6.	Railway Department	R(W-278/NOC/Pl) Micron Engg & Developers (Bangalore) Pvt Ltd.(5/2) Dt. 08-12-2015	
7.	SEIAA	SEIAA 119/CON-2015 Dt 16-02-2016	

II. FEE DETAILS

The Applicant has paid the fee vide Receipt No. RE-dms624-TP/000112 dated: 20- Sep-2018 for the following:

1. Ground Rent G.S.T 18%	:	30,936.00 5,568.00
2. Betterment Charges a) For Building	:	1,860.00
3. Security Deposit	:	18,600.00
4. Plan Copies	:	60,200.00
5. Licence Fees	:	1,79,928.00
6. Add 1% for administrative charges towards labour Cess	:	1,471.00
7. Ground rent difference fees.	:	69,000.00
TOTAL	:	3,67,563.00
Rounding Off Amt. 437.00 SAY Rs.	:	3,68,000.00

III. LABOUR CESS

1,78,000.00

The Applicant Has Paid 1,78,000.00 Vide NEFT/RTGS Ref No. S3428318, ICICI BANK LTD. Receipt No. HO/32446/2018 , Date 19/09/2018.

ಮೂಲ ಪತ್ರಿ :
ಅರ್ಜಿದಾರ ಈ ಸಿಸಿಎಂ ಸಂಖ್ಯೆಯನ್ನು ಎಲ್ಪಿ.ಸಿ.ಸಂಖ್ಯೆ ಸಿಎಂಸಿ/15-16 ದಿನಾಂಕ: 04/10/18 ರಂದು ಅನುಮೋದಿಸಲಾಗಿದೆ ಮತ್ತು ಅಡಿಪಾಯಕ್ಕೆ ಅನುಮತಿಸಲಾಗಿದೆ.

ಪರಿಷ್ಕೃತ ಪರವಾನಿಗೆ :
ಸದರಿ ಪರಿಷ್ಕೃತ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಅರ್ಜಿದಾರರ ಅರ್ಜಿಯ ದಿನಾಂಕ: 18/9/2018 ರ ಪತ್ರದೊಂದಿಗೆ ಸಲ್ಲಿಸಿದ್ದು ಸದರಿ ಪರಿಷ್ಕೃತ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಎಲ್ಪಿ ಸಂಖ್ಯೆ LP/0001/18-19 ಮತ್ತು ಸಿಎಂಸಿ ಸಂಖ್ಯೆ CMC/9/18 ಕ್ಕೆ ಮಂಜೂರಾತಿಯನ್ನು ನಿರ್ಧರಿಸಲಾಗಿದ್ದು ಸದರಿ ಪರಿಷ್ಕೃತ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ದಿನಾಂಕ: 26/9/2018 ರಂದು ಮಂಜೂರು ಮಾಡಿ ಸಿಸಿಎಂ ಸಂಖ್ಯೆ: 2/2018-19 ಮಂಜೂರಾತಿ ಮಾಡಿ ಮಂಜೂರಾತಿ ಆದೇಶ ನೀಡಿದೆ.
(ಸದರಿ ಪರವಾನಿಗೆ ಆದೇಶದ ಷರತ್ತು)

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನೆ-ಎಡಿ
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ,
ಬೆಂಗಳೂರು

Building :RESI (APARTMENT)

Floor Name	Gross Built Up Area	Deductions From Gross Area (Stair/Lift Mch. Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Fall Area (Sq.mt.)	Add Area in Fall (Sq.mt.)	Total Fall Area (Sq.mt.)	Tnmt (No.)	Carpet Area after Rain Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Tenmnt	Resi.	Stair			
Basement Floor	7127.81	0.00	7127.81	7127.81	0.00	36.38	0.00	11.07	304.11	6522.75	0.00	38.72	0.00	38.72	08	52.34
Ground Floor	3775.74	0.00	3775.74	3775.74	0.00	36.38	0.00	16.24	0.00	2531.26	0.00	1074.07	17.69	1092.06	08	116.17
First Floor	3534.02	829.16	2705.36	2705.36	0.00	36.38	0.00	0.00	0.00	0.00	0.00	2668.98	0.00	2668.98	23	0.00
Second Floor	3537.22	829.16	2708.06	2708.06	0.00	36.38	0.00	0.00	0.00	0.00	0.00	2671.68	0.00	2671.68	23	0.00
Third Floor	3537.22	829.16	2708.06	2708.06	0.00	36.38	0.00	0.00	0.00	0.00	0.00	2671.68	0.00	2671.68	23	0.00
Fourth Floor	3538.74	828.26	2910.48	2910.48	0.00	36.38	0.00	0.00	0.00	0.00	0.00	2874.10	0.00	2874.10	22	0.00
Fifth Floor	3538.74	828.26	2910.48	2910.48	0.00	36.38	0.00	0.00	0.00	0.00	0.00	2874.10	0.00	2874.10	22	0.00
Sixth Floor	3538.74	828.26	2910.48	2910.48	0.00	36.38	0.00	0.00	0.00	0.00	0.00	2874.10	0.00	2874.10	22	0.00
Seventh Floor	3538.74	828.26	2910.48	2910.48	0.00	36.38	0.00	0.00	0.00	0.00	0.00	2874.10	0.00	2874.10	22	0.00
Eighth Floor	3538.74	828.26	2910.48	2910.48	0.00	36.38	0.00	0.00	0.00	0.00	0.00	2874.10	0.00	2874.10	22	0.00
Ninth Floor	2657.19	625.96	2591.23	2591.23	0.00	36.38	0.00	0.00	0.00	0.00	0.00	2554.85	0.00	2554.85	21	114.55
Tenth Floor	3487.28	496.43	2905.05	2905.05	0.00	36.38	0.00	0.00	0.00	0.00	240.00	2728.67	0.00	2728.67	17	355.87
Eleventh Floor	3216.15	4.32	3211.83	3211.83	0.00	0.00	45.66	0.00	0.00	0.00	2999.89	166.28	16.55	226.28	08	0.00
Twelfth Floor	166.77	0.00	166.77	166.77	0.00	0.00	4.25	162.52	0.00	0.00	0.00	0.00	0.00	0.00	08	0.00
Thirteenth Floor	166.77	0.00	166.77	166.77	0.00	0.00	4.25	162.52	0.00	0.00	0.00	0.00	0.00	0.00	08	0.00
Terrace Floor	22.87	0.00	21.87	17.72	0.00	0.00	4.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	08	0.00
Total :	49893.33	6156.39	43736.94	17.72	436.56	58.41	412.85	354.11	8163.61	3208.96	3239.89	28235.08	34.24	28270.15	214	682.94
Total Number of Same Buildings	1															
Total :	49893.33	6156.39	43736.94	17.72	436.56	58.41	412.85	354.11	8163.61	3208.96	3239.89	28235.08	34.24	28270.15	214	682.94

AREA STATEMENT (BBMP)	VERSION NO.: 1.1.1	
	VERSION DATE: 17/03/2017	
PROJECT DETAIL:		
Award No. :	Plot Use : Residential	
Application Type :	Plot Sub Use : Residential Bldg	
Proposal Type : Proposed Development	Land Use Zone :	
Nature of Sanction : New	Plot No. :	
Location :	City Survey No. (If Available) :	
Building Line Specified As Per Z.R. :	Locality / Street of the property :	
Total Plot Area :	Khata No. (As Per Khata Extract) :	
Zone : Hebbal	Village Are (As Per Revenue Record) :	
AREA DETAILS	SQ.MT.	
AREA OF PLOT (Minimum) (A)	12127.04	
NET AREA OF PLOT	12127.04	
Vacant Plot Area	6351.00	AREA LEFT FOR ROAD WIDENING
COVERAGE CHECK		
Proposed Coverage Area (36.45 %)	2170.74	1769.12 SQM
Total Prop. Coverage Area (36.45 %)	2170.74	10358.12 SQM
FAR CHECK		AREA CONSIDERED FOR COVERAGE
Permissible FAR	3029.08	
Additional FAR AREA (TDR)	0.00	
Proposed FAR Area	28235.08	
Total FAR Area	28235.08	
NUMBER OF AREA CHECK		
Proposed Built Up Area	49893.33	
Total Built Up Area	49893.33	
ARCHITECT/ENGINEER/SUPERVISOR (Regd)	OWNER	
DEVELOPMENT AUTHORITY	LOCAL BODY	

COLOR INDEX:
PLOT BOUNDARY
EXISTING STREET
PROPOSED STREET
PERMI BUILDING(RED)
EXISTING(To be retained)
EXISTING(To be demolished)

GAR INDEX:

PARKING CALCULATION:

Parking Type	Proj. No.	Req. No.	Proj. Area	NO.OF CAR/AREA	AREA OF CAR/NO.OF CAR	TOTAL NO.OF CAR
Other Parking	321	1025.61	6343.62	147	52	321
Total Area	321		6343.62			

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin From		Rear Margin From		Side1 Margin From		Side2 Margin From		Mean2 Margin From	
		Ground / Coverage	Max Coverage	Ground / Coverage	Max Coverage	Ground / Coverage	Max Coverage	Ground / Coverage	Max Coverage	Ground / Coverage	Max Coverage
RESI 1 (APARTMENT)	ROAD WIDENING AREA	20.23	20.23	13.53	23.08	17.65	23.13	13.08	65.37	13.53	0.00
RESI 1 (APARTMENT)	21.0M WIDE ROAD	20.23	20.23	13.53	23.08	17.65	23.13	13.08	65.37	13.53	0.00

BASEMENT MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin	Road Margin
RESI 1 (APARTMENT)	ROAD WIDENING AREA	20.23	2.43	2.50	2.72	0.00
RESI 1 (APARTMENT)	21.0M WIDE ROAD	20.23	2.43	2.50	2.72	0.00

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Area (Stair/Lift Mch. Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Fall Area (Sq.mt.)	Add Area in Fall (Sq.mt.)	Total Fall Area (Sq.mt.)	Tnmt (No.)	Carpet Area after Rain Tenements
			Cutout			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Tenmnt	Resi.	Stair			
RESI (APARTMENT)	1	49893.33	6156.39	43736.94	43736.94	17.72	436.56	58.41	412.85	354.11	8163.61	3208.96	28235.08	34.24	28270.15	214	682.94
Grand Total :	1	49893.33	6156.39	43736.94	43736.94	17.72	436.56	58.41	412.85	354.11	8163.61	3208.96	28235.08	34.24	28270.15	214	682.94

OWNER'S NAME

M/s Micron Engineers & Developers (Bangalore) Pvt Ltd
(Khata Holder)
M/s Renaissance Holdings & Developers Pvt. Ltd.
(GPA Holders)

ARCHITECT

B.CHITRA
BCC/BL -3.6 A-2551/2013-14

PROJECT TITLE

PROPOSED MODIFIED RESIDENTIAL APARTMENTS BUILDING,
KHATHA NO-54, SURVEY NOS. 30/1 & 42/3A OF JALAHALLI VILLAGE, BBMP WARD NO-17,
YESHWANTHPURA HOBLI,
BANGALORE NORTH TALUK,
BANGALORE

SHEET TITLE

SITE PLAN

SCALE	1:200
ORIENTATION	
SHEET NO	SHEET 1 OF 7