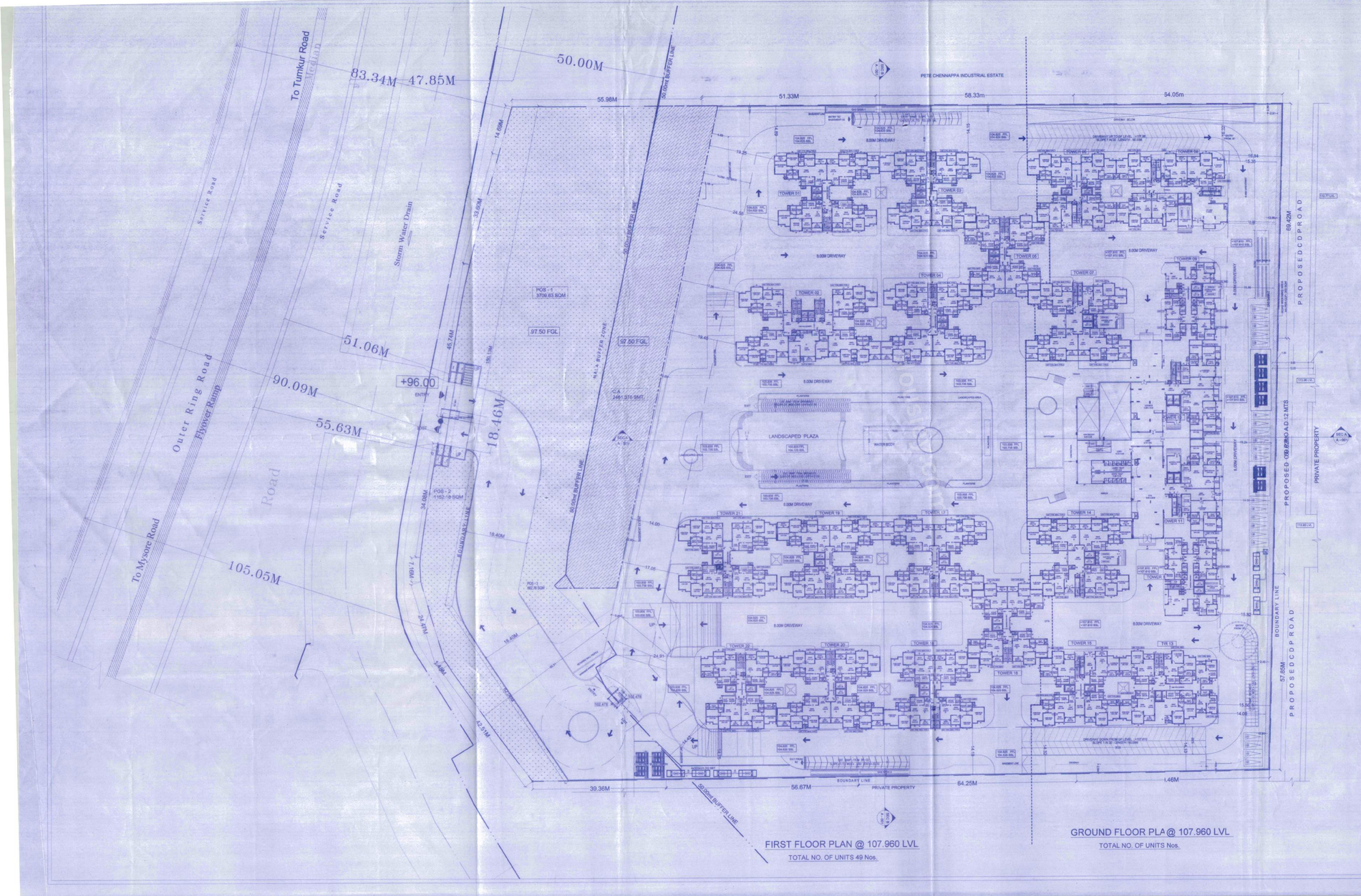


LP NO. BBMP / Addl.Dir / JD SOUTH / 0267 / 15-16

Conditions: This Plan Sanctions issued subject to the following conditions

1. Sanction is accorded for the Proposed Residential Apartment Building on Katha No. 8/1-1, Magadi main road, Pete chennappa industrial area, 1st Main road, Ward No. 36, Bangalore, PID No.36-117-8/1-1.
   a) Consisting of Tower - 1 to 5, Floor 22, 2BF + GF + 14UF (Fourteen Upper Floor only)
   b) Consisting of Tower - 6, 7, 8, 10, 11, 13, 14 & 15, 3BF + GF + 14UF (Fourteen Upper Floor only)
   c) Consisting of Tower - 9 & 12, 3BF + GF + 11UF (Eleven Upper Floor only)
   d) Consisting of Club House 3BF + GF + 1UF (One Upper Floor only)
2. Sanction is accorded Residential use only. The use of the building shall not be deviated to any other use.
3. Three Basement Floors 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 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 (Ex & 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 materials 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 owner / builder contravenes the provisions of Building Bye-law rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-(b) 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 after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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 Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water in all cases 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 code 1.7 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye-law – 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet on 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 stipped away.
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 06.00 PM to avoid hindrance during late 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 required capacity installed at site for in-situ / elsewhere.
   (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 resist 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.
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 with fire inspection 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 every two years.
35. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and all efforts to be efforts 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 with due inspection by the department regarding working condition of Electrical installations / Lift etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
37. The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
38. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect/ 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.
39. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explicitly inform the owners about the risk involved in contravention of the provisions of the Act, Rule, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
40. The construction or re-construction 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.
41. All other conditions laid down by Bangalore Development Authority Vide No. BDA/TPM/EE/J-23/2011-12/2191/2014-15, Dtd. 04-09-2015 while approving the Development Plan for the project should be strictly adhered to.
42. Modified Development Plan approved by Bangalore Development Authority should be revised before obtaining Commence Certificate.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) Header / Letter No. LD/95/LE/2011, Dated: 01-06-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working at 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 establishments 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 Department	GBC/113/61/2015 dt: 11 - 03 - 2016	All the conditions imposed in the letter issued by the statutory body should be adhered to
2)	Airport Authority of India	AAI/EIA/ATM/NOC/2783-87 dt: 28 - 07 - 2015	
3)	KSPCB	PCB / 150 / CKP / 16 / HI - 630 dt: 30 - 11 - 2016	
4)	SEIAA	SEIAA 16 CON 2016 dt: 28 - 10 - 2016	
5)	BWSSB	BWSSB/EIC/CHMA/CHM-II/DCE/MI-II/TA/M0-II/1745/2015-16, dt: 10 - 03 - 2016	
6)	BESCOM	CEE/BMA/SEE-01/AEE-4/F-15/2114-15/5605-08 dt: 17 - 03 - 2016	
7)	BSNL	AGM/TP/S-4/Vol/39/2015-16/911 dt: 23 - 07 - 2015	

III. The Applicant has paid the fee vide Receipt No. IQ-online 624-TR / 000/TR dated: 18 - 11 - 2016 for the following:-

1.	License Fees	: 3,06,59,700.00
2.	Ground Rent	: 1,55,83,330.00
3.	Betterment charges a) For Building	: 4,71,264.00
4.	Security Deposit	: 2,23,55,200.00
5.	Compound Wall charges	: 10,000.00
6.	Plan copy charges	: 5,16,000.00
7.	Scrutiny charges	: 6,69,942.00
8.	Add 1% for Administrative charges towards labour Cess	: 3,85,010.00
	TOTAL	: 7,06,50,646.00

SAY Rs. 7,06,51,000.00

8. Labour Cess : Rs. 3,81,16,000.00 /- Paid vide dated: 11 - 11 - 2016, RTGS UTR No. KKBKR52016111100661214

ಮೂಲ ಷರತ್ತು:

ಈ ಮಂಜೂರಾತಿಯನ್ನು ಬಂಧನ್ ಅಪಾರ್ಟ್ಮೆಂಟ್ ಅಸೋಸಿಯೇಷನ್ ಮತ್ತು ಸಿದ್ದಾಪುರ ಎಜುಕೇಷನಲ್ ಟ್ರಸ್ಟ್ ಎಂ & ಎಸ್ ಸತ್ವಾ ಡೆವಲಪರ್ಸ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ ಸಂಸ್ಥೆಗಳು ಪೆಟೆ ಚೆನ್ನಪ್ಪ ಇಂಡಸ್ಟ್ರಿಯಲ್ ಎಸ್ಟೇಟ್, ಮಾಗಡಿ ಮೇನ್ ರೋಡ್, ಬೆಂಗಳೂರು ಇಲ್ಲಿ ನಿರ್ಮಿಸುತ್ತಿರುವ ಅಪಾರ್ಟ್ಮೆಂಟ್ ಕಟ್ಟಡಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಮಂಜೂರಾತಿಯನ್ನು ಷರತ್ತುಗಳೊಂದಿಗೆ ಕೆಳಕಂಡಂತೆ ನೀಡಲಾಗಿದೆ. ಸಂಖ್ಯೆ: ಎಲ್ಪಿ/ಬಿಬಿಎಂಪಿ/ಎಡಿಎಲ್/ಜೆಡಿ ಸೌತ್/0267/15-16 ದಿನಾಂಕ: 18-11-2016 ಮತ್ತು ಸಂಖ್ಯೆ: ಎಲ್ಪಿ/ಬಿಬಿಎಂಪಿ/ಎಡಿಎಲ್/ಜೆಡಿ ಸೌತ್/0267/15-16 ದಿನಾಂಕ: 04-01-2017 ರಲ್ಲಿ ಮಂಜೂರಾತಿ ಆದೇಶ ನೀಡಲಾಗಿದೆ.

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನೆ
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು

SCHEDULE OF OPENINGS	
TYPE	SIZE
DOORS:	
LD	2.40 X 2.10
ELD	1.50 X 2.10
ED	1.05 X 2.10
D	0.90 X 2.10
D1	0.75 X 2.10
PD	0.45 X 2 X 2.10
FIRE DOORS	
FD	1.10 X 2.10
FD1	0.90 X 1.50
FD2	0.60 X 1.50
FD3	0.45 X 1.50
SLIDING DOORS	
SD1	2.40 X 2.10
SD2	2.10 X 2.10
SD3	1.50 X 2.10
WINDOWS	
SW	2.65 X 0.90
W	2.40 X 0.90
W1	2.00 X 0.90
W2	1.80 X 1.20
W3	1.75 X 1.20
W4	1.50 X 1.20
W5	1.40 X 1.20
W6	1.20 X 1.20
W7	0.90 X 1.20
W8	1.70 X 1.20
KW	1.80 X 0.68
KW1	1.50 X 0.68
KW2	1.20 X 0.68
KW3	1.05 X 0.68

OWNER SIGNATURE :

AUTHORIZED SIGNATURE
(SPA HOLDER)
M/S MAHASA EDUCATIONAL ACADEMY PVT LTD
FOR M/S SATTVA DEVELOPERS PVT LTD.
4TH FLOOR, SALAPURIA WINDSOR, No. 3, U.B.JOUR ROAD, BANGALORE 560 042

ARCHITECTS SIGNATURE :

B.H.RATHI
BC/B.L-3.6/A-2513/2013-14
21 Kensington Layout, Kensington Road, Sarvagna Nagar, Bangalore - 560 008.

PROJECT TITLE :

SATTVA DEVELOPERS PVT. LTD.

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 8/1-1, MAGADI MAIN ROAD, PETE CHENNAPPA INDUSTRIAL AREA, 1ST MAIN ROAD, WARD NO. 36, BANGALORE, PID No.36-117-8/1-1

DRAWING TITLE :

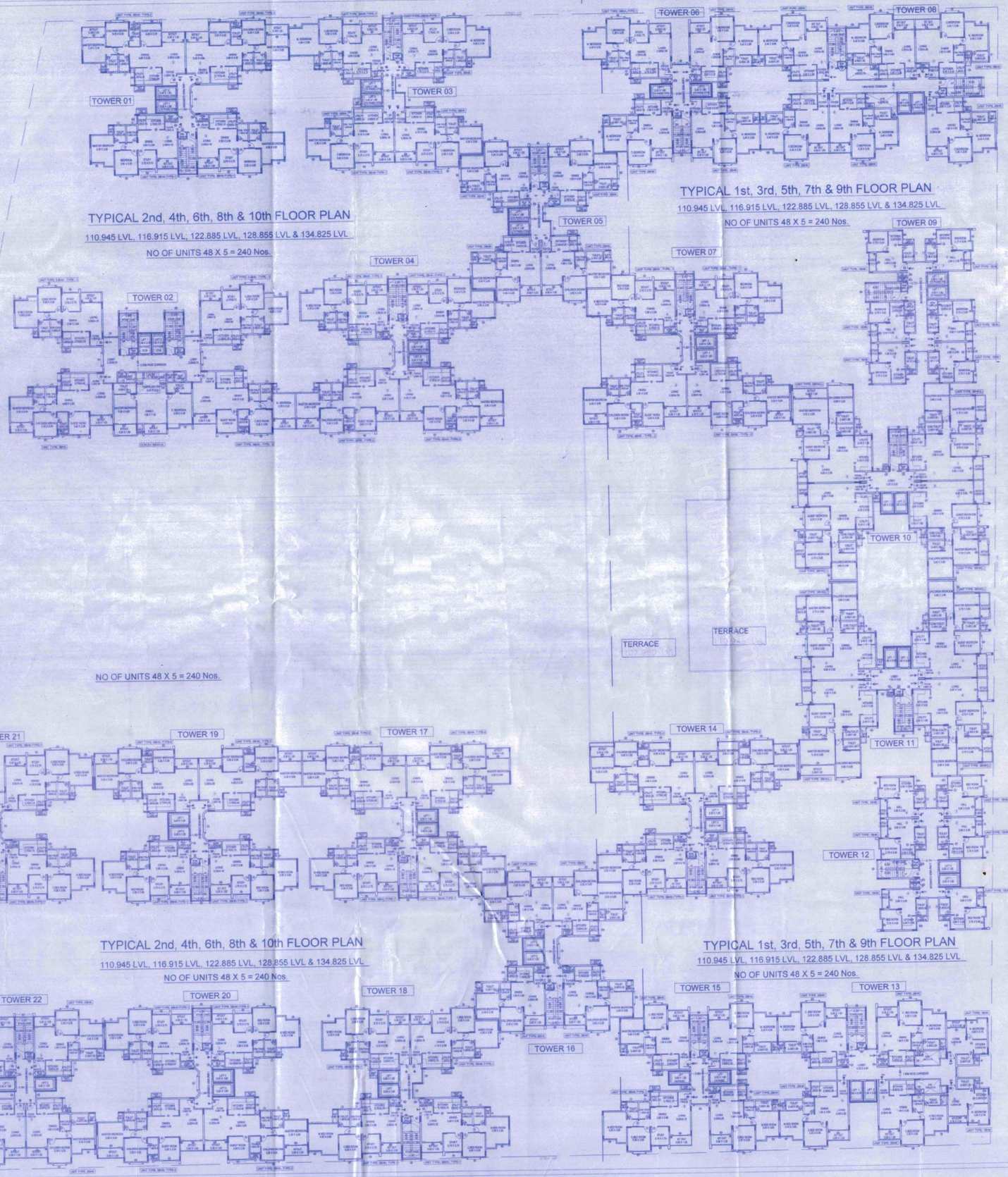
FIRST FLOOR PLAN @ 107.96 LVL &
GROUND FLOOR PLAN @ 107 96 LVL

SHEET NO :	SCALE :	ORIENTATION :
07 OF 16	1:300	N

SANCTION DRAWING

ARCHITECT:

RATHI ASSOCIATES
ARCHITECTS | INTERIORS | MASTER PLANNERS
21 Kensington Layout, Kensington Road,
Sarvagna Nagar, Bangalore - 560 008.
Fax : 23536240
Tel :(O) 23536179, 41289986
email : info@rathiassociates.com



LP NO. BBMP / Addl.Dir / JD SOUTH / 0267 / 15-16

Conditions: This Plan Sanctions issued subject to the following conditions

1. Sanction is accorded for the Proposed Residential Apartment Building on Katha No. 8/1-1, Magadi main road, Pete chennappa industrial area, 1st Main road, Ward No. 36, Bangalore, PID No.36-117-8/1-1
   a) Consisting of Tower - 1 to 5, 16 to 22, 2BF + GF + 14UF (Fourteen Upper Floor only)
   b) Consisting of Tower - 6, 7, 8, 10, 11, 13, 14 & 15, 3BF + GF + 14UF (Fourteen Upper Floor only)
   c) Consisting of Tower - 9 & 12, 3BF + GF + 11UF (Eleven Upper Floor only)
   d) Consisting of Club House 3BF + GF + 1UF (One Upper Floor only)
2. Sanction is accorded Residential use only. The use of the building shall not be deviated to any other use.
3. Three Basement Floors 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 accidents / untoward incidences 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 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 rule (1) of IV-8 (a) 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 after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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 06.00 PM to avoid hindrance during late 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 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).
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 Force Department with due inspection 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 the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
37. The Owner / Association of the highrise 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 respect of fire hazards.
38. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect/ 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.
39. 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.
40. The construction or re-construction 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 from prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / column of the foundation. Otherwise the plan sanction deemed cancelled.
41. All other conditions laid down by Bangalore Development Authority Vde No. BDA/TPM/DLP-23/2011-12/2191/2014-15, Dtd. 04-09-2015 while approving the Development Plan for the project should be strictly adhered to.
42. Modified Development Plan approved by Bangalore Development Authority should be pressed before obtaining Commence Certificate.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled

Special Condition as per Labour Departmen of Government of Karnataka vide ADDENDUM (Hosadagi Hoodike) Letter No. LD95LET/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 Department	GBC(1)/361/2015 dt: 11 - 03 - 2016	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	Airport Authority of India	AAI/KIA/ATM/NOC/2783-87 dt: 28 - 07 - 2015	
3)	KSPCB	PCB / 159 / CNP / 16 / H - 630 dt: 30 - 11 - 2016	
4)	SEIAA	SEIAA 16 CON 2016 dt: 28 - 10 - 2016	
5)	BWSSB	BWSSB/BE0/CE(M)/ACE(M)-II/DCE(M)-II/TA(M)-II/17162 /2015-16, dt: 10 - 03 - 2016	
6)	BESCOM	CEE/BMAZ/SEE(O)AEE-4/F-152/14-15/005-08 dt: 17 - 03 - 2016	
7)	BSNL	AGM/TP/S-6/Vol(3)/2015-16/11 dt: 23 - 07 - 2015	

III. The Applicant has paid the fee vide Receipt No. RE-ifms 624-TR / 000178 dated: 18 - 11 - 2016 for the following:-

1.	Licence Fees	3,06,59,700.00
2.	Ground Rent	1,55,83,530.00
3.	Betterment charges a) For Building	4,71,264.00
4.	Security Deposit	2,23,55,200.00
5.	Compound Wall charges	10,000.00
6.	Plan copy charges	5,16,000.00
7.	Scrutiny charges	6,69,942.00
8.	Add 1% for Administrative charges towards labour Cess	3,85,010.00
	TOTAL :	7,06,50,646.00
		SAY Rs. 7,06,51,000.00

8. Labour Cess : Rs. 3,81,16,000.00 /- Paid vide dated: 11 - 11 - 2016, RTGS UTR No. KKBKR52016111100661214

ಮೂಲ ಪ್ರತಿ:

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 27-10-2016 ರಂದೀಗಾಗಲೇ ಸಲ್ಲಿಸಿರುವಂತೆ ಈ ನಕಾಶೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿರುತ್ತದೆ ದಿನಾಂಕ: 6-01-2017

ಕೂಡಾ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ನಿಗದಿಪಡಿಸಿದ ಶುಲ್ಕವನ್ನು ಪಾವತಿಸಿರುವುದಾಗಿ ದಿನಾಂಕ: 6-01-2017 ರಂದು ಮತ್ತು 5-01-2019 ರಂದು ಮತ್ತು ಪಾವತಿಸಿರುತ್ತದೆ. (ಎರಡು ಪಟ್ಟಿಗಳ ಆದೇಶ ಮತ್ತು)

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
ಪೂರ್ವ ವಲಯ ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

SCHEDULE OF OPENINGS

TYPE	SIZE
DOORS:	
LD	2.40 X 2.10
ELD	1.50 X 2.10
ED	1.05 X 2.10
D	0.90 X 2.10
D1	0.75 X 2.10
PD	0.45 X 2 X 2.10
FIRE DOORS	
FD	1.10 X 2.10
FD1	0.90 X 1.50
FD2	0.60 X 1.50
FD3	0.45 X 1.50
SLIDING DOORS	
SD1	2.40 X 2.10
SD2	2.10 X 2.10
SD3	1.50 X 2.10
WINDOWS	
SW	2.60 X 0.90
W	2.40 X 0.90
W1	2.00 X 0.90
W2	1.80 X 1.20
W3	1.75 X 1.20
W4	1.50 X 1.20
W5	1.40 X 1.20
W6	1.20 X 1.20
W7	0.90 X 1.20
W8	1.70 X 1.20
KW	1.80 X 0.98
KW1	1.50 X 0.98
KW2	1.20 X 0.98
KW3	1.05 X 0.98

OWNER SIGNATURE :

AUTHORIZED SIGNATURE
(GPA HOLDER)
M/S MANASA EDUCATIONAL ACADEMY PVT LTD
FOR M/S SATTVA DEVELOPERS PVT LTD.
4TH FLOOR, SALAPURIA WINDSOR, No. 3, ULSOOR ROAD, BANGALORE 560 042

ARCHITECTS SIGNATURE :

B.H.RATHI
BCO/BL-3.6/A-2513/2013-14
21 Kensington Layout, Kensington Road, Sarvagna Nagar, Bangalore - 560 008.

PROJECT TITLE :

SATTVA DEVELOPERS PVT. LTD.

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 8/1-1, MAGADI MAIN ROAD, PETE CHENNAPPA INDUSTRIAL AREA, 1ST MAIN ROAD, WARD NO. 36, BANGALORE, PID No.36-117-8/1-1

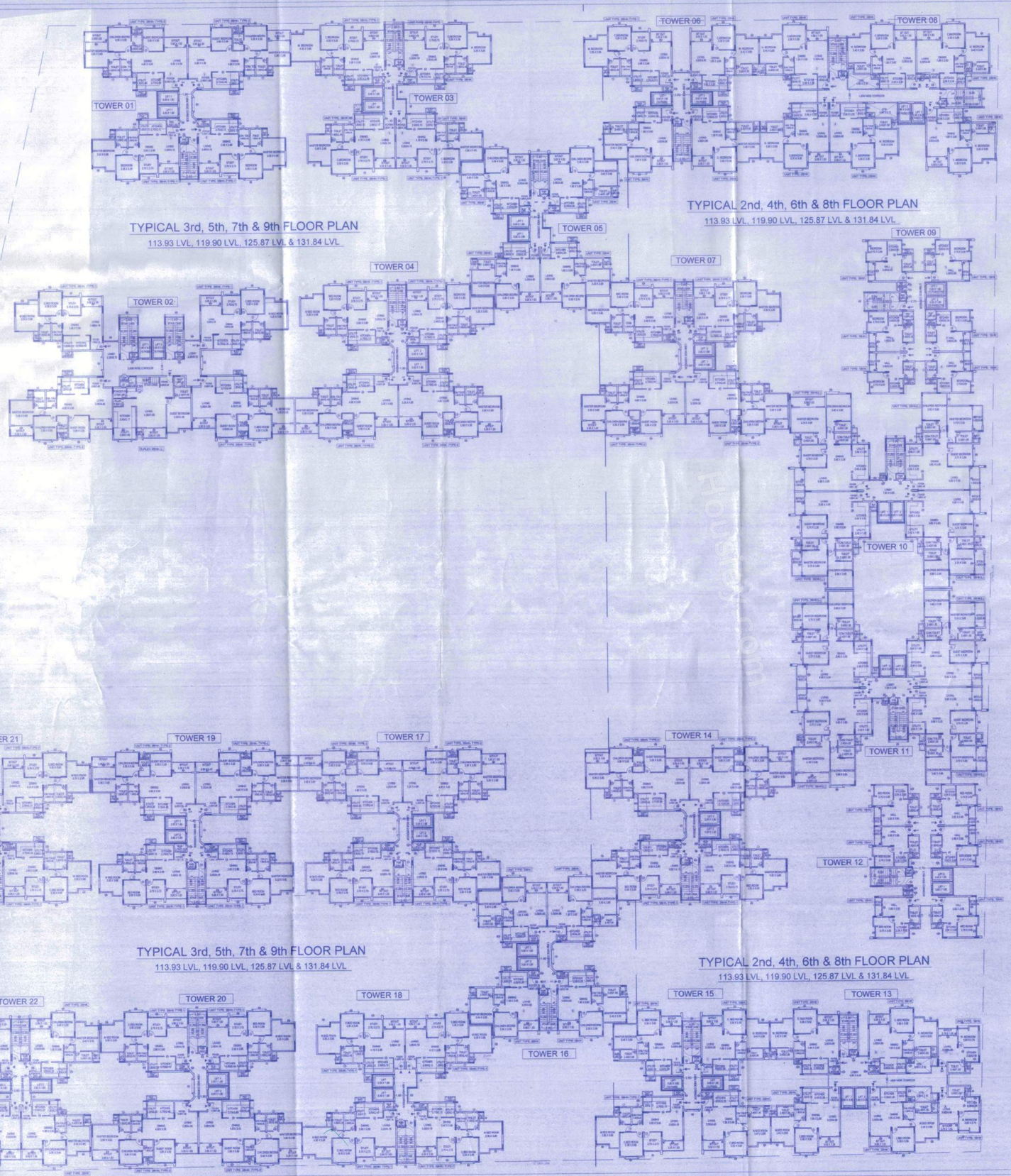
DRAWING TITLE :

TYPICAL 2nd, 4th, 6th, 8th & 10th FLOOR PLAN
TYPICAL 1st, 3rd, 5th, 7th & 9th FLOOR PLAN
110.945 LVL, 116.915 LVL, 122.885 LVL, 128.855 LVL & 134.825 LVL

SHEET NO :	SCALE :	ORIENTATION :
08 OF 16	1:200	N

SANCTION DRAWING

ARCHITECT:
RATHI ASSOCIATES
ARCHITECTS | INTERIORS | MASTER PLANNING
21 Kensington Layout, Kensington Road,
Sarvagna Nagar, Bangalore - 560 008.
Fax : 23536240
Tel -(O) 23536179, 41289968
email : info@rathiassociates.com



LP NO. BBMP / Addl.Dir / JD SOUTH / 0267 / 15-16

Conditions: This Plan Sanctions issued subject to the following conditions

1. Sanction is accorded for the Proposed Residential Apartment Building on Katha No. 8/1-1, Magadi main road, Pete chennappa industrial area, 1st Main road, Ward No. 36, Bangalore, PID No.36-117-8/1-1
   a) Consisting of Tower - 1 to 5, 16 to 22, 2BF + GF + 14UF (Fourteen Upper Floor only)
   b) Consisting of Tower - 6, 7, 8, 10, 11, 13, 14 & 15, 3BF + GF + 14UF (Fourteen Upper Floor only)
   c) Consisting of Tower - 9 & 12, 3BF + GF + 11UF (Eleven Upper Floor only)
   d) Consisting of Club House 3BF + GF + 1UF (One Upper Floor only)
2. Sanction is accorded Residential use only. The use of the building shall not be deviated to any other use.
3. Three Basement Floors 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 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 (xiv) (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 after erecting the column "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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 06.00 PM to avoid hindrance during late 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 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).
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 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 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 the renewal of the permission issued once in two years.
35. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
36. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the departmen regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
37. 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 respect of fire hazards.
38. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect/ 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.
39. 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.
40. The construction or re-construction 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 from prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / column of the foundation. Otherwise the plan sanction deemed cancelled.
41. All other conditions laid down by Bangalore Development Authority Vide No. BDA/TPM/DLP-23/2011-12/2191/2014-15, Dtd. 04-09-2015 while approving the Development Plan for the project should be strictly adhered to.
42. Modified Development Plan approved by Bangalore Development Authority should be pressed before obtaining Commence Certificate.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadagi Hoodilke) Letter No. LD95ALT72013, 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 Department	GBC(1)/361/2015 dt: 11 - 03 - 2016	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	Airport Authority of India	AAI/KIA/ATM/NOC/2783-87 dt: 28 - 07 - 2015	
3)	KSPCB	PCB / 159 / CNP / 16 / H - 630 dt: 30 - 11 - 2016	
4)	SEIAA	SEIAA 16 CON 2016 dt: 28 - 10 - 2016	
5)	BWSSB	BWSSB/EIC/CE/MA/CE/M(-I)/DCE/M(-I)/AE/A(M)-II/17162 /2015-16, dt: 10 - 03 - 2016	
6)	BESCOM	CEE/BMAZ/SEE/O/AEE-4/F-152/14-15/005-08 dt: 17 - 03 - 2016	
7)	BSNL	AGM/TP/S-6/No09/2015-16/11 dt: 23 - 07 - 2015	

III. The Applicant has paid the fee vide Receipt No. REafms 624-TR / 000178 dated: 18 - 11 - 2016 for the following:

1.	Licence Fees	3,06,59,700.00
2.	Ground Rent	1,55,83,530.00
3.	Betterment charges a) For Building	4,71,264.00
4.	Security Deposit	2,23,55,200.00
5.	Compound Wall charges	10,000.00
6.	Plan copy charges	5,16,000.00
7.	Scrutiny charges	6,69,942.00
8.	Add 1% for Administrative charges towards labour Cess	3,85,010.00
	TOTAL :	7,06,50,646.00

SAY Rs. 7,06,51,000.00

8. Labour Cess : Rs. 3,81,16,000.00 /- Paid vide dated: 11 - 11 - 2016, RTGS UTR No. KKBKR52016111100661214

ಮೂಲ ಪ್ರತಿ:

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯವರು ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ ಅನುಮೋದನೆ ದಿನಾಂಕ:05-10-2016 ಎಲ್ಎಪಿಸಿ ಬಿಎಲ್ಆರ್ ಸಿ ಸಂಖ್ಯೆ:ಬಿಬಿಎಂಪಿ/ಆ.ನಿ.ಪ.ನಿ.ಪ.ಸಿ.ಎಲ್/ಎಲ್ಪಿ/15-16 ದಿನಾಂಕ: 6-01-2017 ಕ್ಕೆ ಇಲ್ಲಿಗೆ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯವರು ದಿನಾಂಕ: 6-01-2017 ರಂದು ಅನುಮೋದನೆಗೊಂಡಿದೆ. ದಿನಾಂಕ: 6-01-2017 ರಂದು ಮಾಸ್ಟರ್ ಪ್ಲಾನ್ ಅನುಮೋದನೆ ಪಡೆಯಲಾಗಿದೆ.

(ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿ ಅಧ್ಯಕ್ಷರು ಮಾಸ್ಟರ್)

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ ಮಹಾನಗರ ಪಾಲಿಕೆ ಬೆಂಗಳೂರು

SCHEDULE OF OPENINGS	
TYPE	SIZE
DOORS:	
LD	2.40 X 2.10
ELD	1.50 X 2.10
ED	1.05 X 2.10
D	0.90 X 2.10
D1	0.75 X 2.10
PD	0.45 X 2 X 2.10
FIRE DOORS	
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W7	0.90 X 1.20
W8	1.70 X 1.20
KW	1.80 X 0.98
KW1	1.50 X 0.98
KW2	1.20 X 0.98
KW3	1.05 X 0.98

OWNER SIGNATURE :

AUTHORIZED SIGNATURE
(GPA HOLDER)
M/S MANASA EDUCATIONAL ACADEMY PVT LTD
FOR M/S SATTVA DEVELOPERS PVT LTD
4TH FLOOR, SALAPURIA WINDSOR, No. 3, ULSOUR ROAD, BANGALORE 560 042

ARCHITECTS SIGNATURE :

B.H.RATHI
BCC/BL-3.6/A-2513/2013-14
21 Kensington Layout, Kensington Road, Sarvagna Nagar, Bangalore - 560 008.

PROJECT TITLE :

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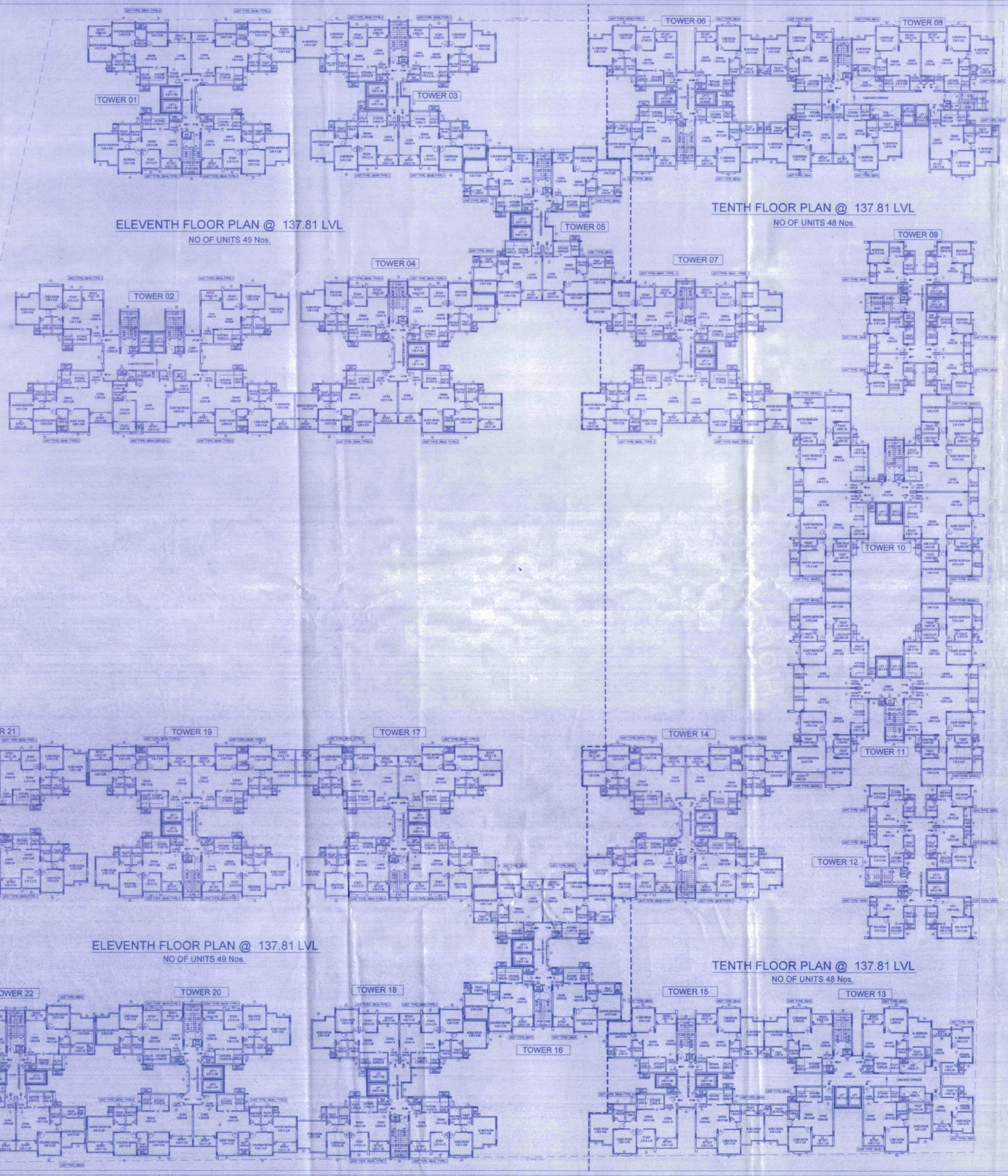
DRAWING TITLE :

TYPICAL 3rd, 5th, 7th & 9th FLOOR PLAN
TYPICAL 2nd, 4th, 6th & 8th FLOOR PLAN
113.93 LVL, 119.90 LVL, 125.87 LVL & 131.84 LVL

SHEET NO :	SCALE :	ORIENTATION :
09 OF 16	1:200	N

SANCTION DRAWING

ARCHITECT:
RATHI ASSOCIATES
ARCHITECTS | INTERIORS | MASTER PLANNING
21 Kensington Layout, Kensington Road,
Sarvagna Nagar, Bangalore - 560 008.
Fax : 23536240
Tel -(O) 23536179, 41289988
email : info@rathiassociates.com



LP NO. BBMP / Addl.Dir / JD SOUTH / 0267 / 15-16

Conditions: This Plan Sanctions issued subject to the following conditions

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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 (e) to (k).
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40. The construction or re-construction 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 from prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / column of the foundation. Otherwise the plan sanction deemed cancelled.
41. All other conditions laid down by Bangalore Development Authority Vide No. BDA/TPM/DLP-23/2011-12/219/2014-15, Dtd. 04-09-2015 while approving the Development Plan for the project should be strictly adhered to.
42. Modified Development Plan approved by Bangalore Development Authority should be pressed before obtaining Commence Certificate.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadangi 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 Department	GBC/11736/2015 dt: 11 - 03 - 2016	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	Airport Authority of India	AAI/KIA/ATM/NOC/2783-87 dt: 28 - 07 - 2015	
3)	KSPCB	PCB / 159 / CNP / 16 / H - 630 dt: 30 - 11 - 2016	
4)	SEIAA	SEIAA 16 CON 2016 dt: 28 - 10 - 2016	
5)	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-II/DCE(M)-II/TA(M)-II/17162 /2015-16, dt: 10 - 03 - 2016	
6)	BESCOM	CEE/BMAZ/SEE(O)/AEE-4/E-152/14-15/005-08 dt: 17 - 03 - 2016	
7).	BSNL	AGM/TP/dS-6/Vol39/2015-16/11 dt: 23 - 07 - 2015	

III. The Applicant has paid the fee vide Receipt No. RE-1#ms 624-TR / 000178 dated: 18 - 11 - 2016 for the following:-

1.	Licence Fees	:	3,06,59,700.00
2.	Ground Rent	:	1,55,83,530.00
3.	Betterment charges a) For Building	:	4,71,264.00
4.	Security Deposit	:	2,23,55,200.00
5.	Compound Wall charges	:	10,000.00
6.	Plan copy charges	:	5,16,000.00
7.	Scrutiny charges	:	6,69,942.00
8.	Add 1% for Administrative charges towards labour Cess	:	3,85,010.00
	TOTAL	:	7,06,50,646.00

SAY Rs. 7,06,51,000.00

8. Labour Cess : Rs. 3,81,16,000.00 /- Paid vide dated: 11 - 11 - 2016, RTGS UTR No. KKBKR32016111100661214

ಮೂಲ ಪ್ರತಿ:

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 03/06/2016 ರಂದು ಮಂಜೂರು ಮಾಡಿರುವ ಆ.ಸಿ.ಸಂಖ್ಯೆ: 16 ನೋಡಿ. ಅಡಿಯಲ್ಲಿ ದಿನಾಂಕ: 6/11/2017 ರಂದು ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ವಿಸ್ತರಣೆಗಾಗಿ ಪಾವತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮತಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 6/11/2017 ರಿಂದ 5/11/2019 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಹೊಂದಿರುತ್ತದೆ.

(ಎಂ.ಎಲ್ ಸಿದ್ದೇಗೌಡ) ಅಧ್ಯಕ್ಷರು ಮಾತ್ರ

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ ಮತ್ತು ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ
ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ಪೀಣ್ಯ
ಬೆಂಗಳೂರು

SCHEDULE OF OPENINGS	
TYPE	SIZE
DOORS:	
LD	2.40 X 2.10
ELD	1.50 X 2.10
ED	1.05 X 2.10
D	0.90 X 2.10
D1	0.75 X 2.10
PD	0.45 X 2 X 2.10
FIRE DOORS	
FD	1.10 X 2.10
FD1	0.90 X 1.50
FD2	0.60 X 1.50
FD3	0.45 X 1.50
SLIDING DOORS	
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SD3	1.50 X 2.10
WINDOWS	
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W	2.40 X 0.90
W1	2.00 X 0.90
W2	1.80 X 1.20
W3	1.75 X 1.20
W4	1.50 X 1.20
W5	1.40 X 1.20
W6	1.20 X 1.20
W7	0.90 X 1.20
W8	1.70 X 1.20
KW	1.80 X 0.98
KW1	1.50 X 0.98
KW2	1.20 X 0.98
KW3	1.05 X 0.98

OWNER SIGNATURE :

AUTHORIZED SIGNATURE
(GPA HOLDER)
M/S MANASA EDUCATIONAL ACADEMY PVT LTD
FOR M/S SATTVA DEVELOPERS PVT LTD.
4TH FLOOR, SALAPURIA WINDSOR, No. 3, ULSOOR ROAD, BANGALORE 560 042

ARCHITECTS SIGNATURE :

B.H.RATHI
BCC/BL-3.6/A-2513/2013-14
21 Kensignton Layout, Kensignton Road, Sarvagna Nagar, Bangalore - 560 008.

PROJECT TITLE :

SATTVA DEVELOPERS PVT. LTD.

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 8/1-1, MAGADI MAIN ROAD, PETE CHENNAPPA INDUSTRIAL AREA, 1ST MAIN ROAD, WARD NO. 36, BANGALORE, PID No.36-117-8/1-1

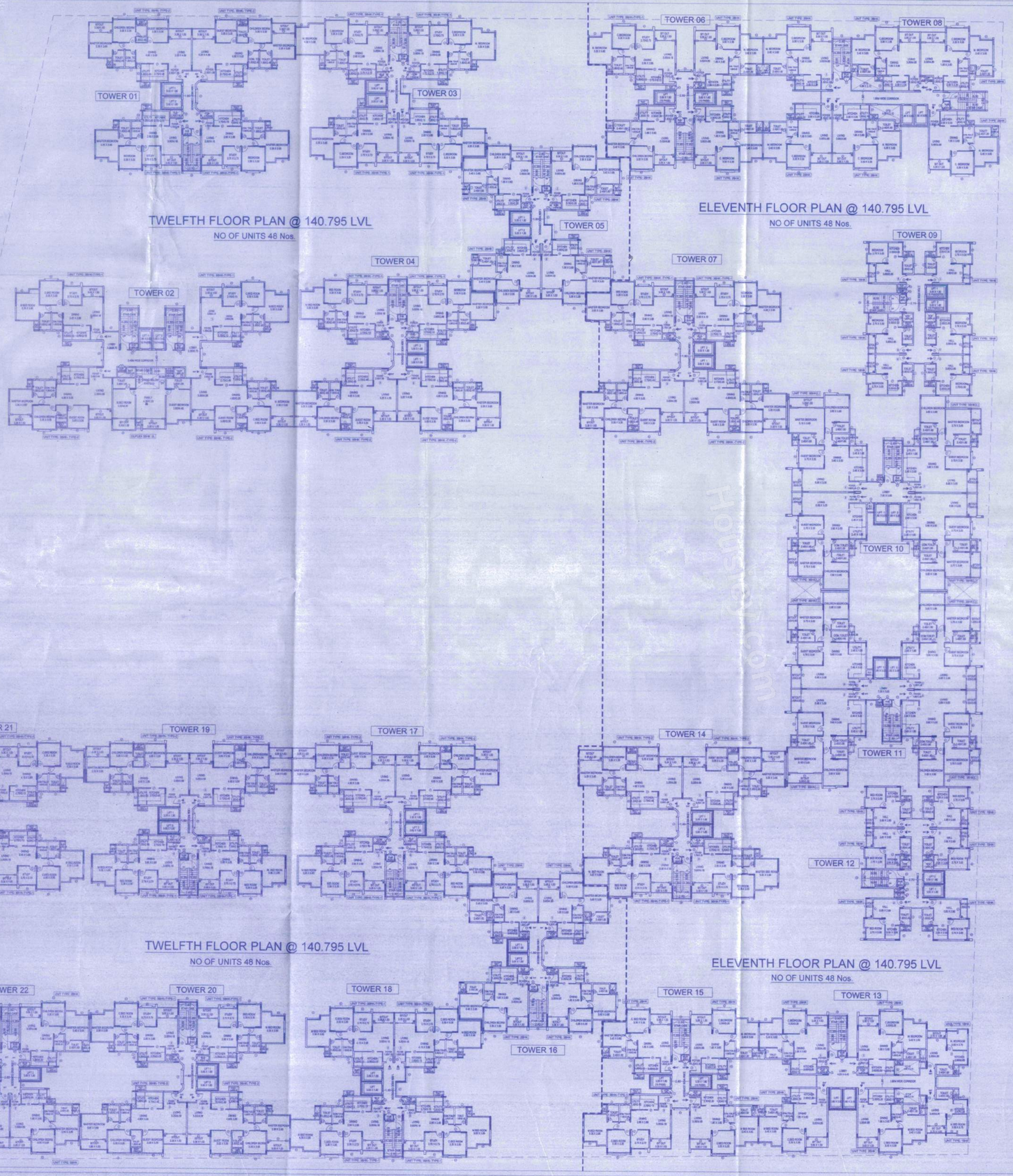
DRAWING TITLE :

TENTH FLOOR PLAN @ 137.81 LVL
ELEVENTH FLOOR PLAN @ 137.81 LVL

SHEET NO :	SCALE :	ORIENTATION :
10 OF 16	1:200	N

SANCTION DRAWING

ARCHITECT :
RATHI ASSOCIATES
ARCHITECTS | INTERIORS | MASTER PLANNING
21 Kensington Layout, Kensington Road,
Sarvagna Nagar, Bangalore - 560 008.
Fax : 23536240
Tel -(O) 23536179, 41289988
email : info@rathiassociates.com



LP NO. BBMP / Addl.Dir / JD SOUTH / 0267 / 15-16

Conditions: This Plan Sanctions issued subject to the following conditions

1. Sanction is accorded for the Proposed Residential Apartmnet Building on Katha No. 8/1-1, Magadi main road, Pete chennappa industrial area, 1st Main road, Ward No. 36, Bangalore, PID No.36-117-8/1-1
   a) Consisting of Tower - 1 to 5, 16 to 22, 2BF + GF + 14UF (Fourteen Upper Floor only)
   b) Consisting of Tower - 6, 7, 8, 10, 11, 13, 14 & 15, 3BF + GF + 14UF (Fourteen Upper Floor only)
   c) Consisting of Tower - 9 & 12, 3BF + GF + 11UF (Eleven Upper Floor only)
   d) Consisting of Club House 3BF + GF + 1UF (One Upper Floor only)
2. Sanction is accorded Residential use only. The use of the building shall not be deviated to any other use.
3. Three Basement Floors 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 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-3 (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 after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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 06.00 PM to avoid hindrance during late 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 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).
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 Force Department with due inspection 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 the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every 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. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect/ 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.
39. 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 owners about the risk involved in contravention of the provisions of the Act, Rule, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
40. The construction or re-construction 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 from prescribed in Scbedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / column of the foundation. Otherwise the plan sanction deemed cancelled.
41. All other conditions laid down by Bangalore Development Authority Vide No. BDA/TPM/DLP-23/2011-12/2191/2014-15, Dtd. 04-09-2015 while approving the Development Plan for the project should be strictly adhered to.
42. Modified Development Plan approved by Bangalore Development Authority should be pressed before obtaining Commence Certificate.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadagaj Hoodlike) 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 Department	GBC(1)/361/2015 dt: 11 - 03 - 2016	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	Airport Authority of India	AAI/ER1/ATM/NOC/2783-87 dt: 28 - 07 - 2015	
3)	KSPCB	PCB / 159 / CNP / 16 / H - 630 dt: 30 - 11 - 2016	
4)	SEIAA	SEIAA 16 CON 2016 dt: 28 - 10 - 2016	
5)	BWSSB	BWSSB/EE/CE(M)-I/CE(M)-II/CE(M)-III/TA(M)-II/17162 /2015-16, dt: 10 - 03 - 2016	
6)	BESCOM	CEE/BMAZ/SE/EO/AEE-4/F-152/14-15/005-08 dt: 17 - 03 - 2016	
7)	BSNL	AGM/TP/S-6/Vol39/2015-16/11 dt: 23 - 07 - 2015	

III. The Applicant has paid the fee vide Receipt No. RE-Ifms 624-TR / 000178 dated: 18 - 11 - 2016 for the following:-

1. Licence Fees	:	3,06,59,700.00
2. Ground Rent	:	1,55,83,530.00
3. Betterment charges a) For Building	:	4,71,264.00
4. Security Deposit	:	2,23,55,200.00
5. Compound Wall charges	:	10,000.00
6. Plan copy charges	:	5,16,000.00
7. Scrutiny charges	:	6,69,942.00
8. Add 1% for Administrative charges towards labour Cess	:	3,85,010.00
TOTAL	:	7,06,50,646.00

SAY Rs. 7,06,51,000.00

8. Labour Cess : Rs. 3,81,16,000.00 /- Paid vide dated: 11 - 11 - 2016, RTGS UTR No. KKBKR52016111100561214

ಮೂಲ ಪ್ರತಿ:

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮುಂದಿನ ಆದೇಶದ ಅಧೀನದಲ್ಲಿ ದಿನಾಂಕ 24/10/2016 ರಂದು ಜಂಟಿ ನಿಯಂತ್ರಣಾಧಿಕಾರಿ ಯವರು ನೀಡಿರುತ್ತಾರೆ ಅದರಂತೆ 0267/15/16 ದಿನಾಂಕ 6/01/2017 ಷರತ್ತುಗಳ ಮೇರೆಯಲ್ಲಿ ಮಂಜೂರಾತಿಯನ್ನು ಹೊರಡಿಸಿದೆ ಅಕ್ಷರ ಒಂದು ಅಪಾರ್ಟಮೆಂಟ್ ದಿನಾಂಕ 6/1/2017 ರಿಂದ 5/1/2019 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಹೊಂದಿರುತ್ತದೆ.

(ಎಲ್ಲಾ ಪುಟಗಳು ಸಹಿ ಮತ್ತು ಮೊಹರು)

ಜಂಟಿ ನಿಯಂತ್ರಣಾಧಿಕಾರಿ (ಗರಿಷ್ಠ ಮಹಡಿಗಳು ಮತ್ತು ಎತ್ತರ ನಿಯಂತ್ರಣ) ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಬೆಂಗಳೂರು

SCHEDULE OF OPENINGS	
TYPE	SIZE
DOORS:	
LD	2.40 X 2.10
ELD	1.50 X 2.10
ED	1.05 X 2.10
D	0.90 X 2.10
D1	0.75 X 2.10
PD	0.45 X 2 X 2.10
FIRE DOORS	
FD	1.10 X 2.10
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W8	1.70 X 1.20
KW	1.80 X 0.98
KW1	1.50 X 0.98
KW2	1.20 X 0.98
KW3	1.05 X 0.98

OWNER SIGNATURE :

AUTHORIZED SIGNATURE
(GPA HOLDER)
M/S MANASA EDUCATIONAL ACADEMY PVT LTD
FOR M/S SATTVA DEVELOPERS PVT LTD.
4TH FLOOR, SALAPURIA WINDSOR, No. 3, ULSOOR ROAD, BANGALORE 560 042

ARCHITECTS SIGNATURE :

B.H.RATHI
BCC/BL-3.6/A-2513/2013-14
21 Kensignton Layout, Kensington Road, Sarvagna Nagar, Bangalore - 560 008.

PROJECT TITLE :

SATTVA DEVELOPERS PVT. LTD.

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 8/1-1, MAGADI MAIN ROAD, PETE CHENNAPPA INDUSTRIAL AREA, 1ST MAIN ROAD, WARD NO. 36, BANGALORE, PID No.36-117-8/1-1

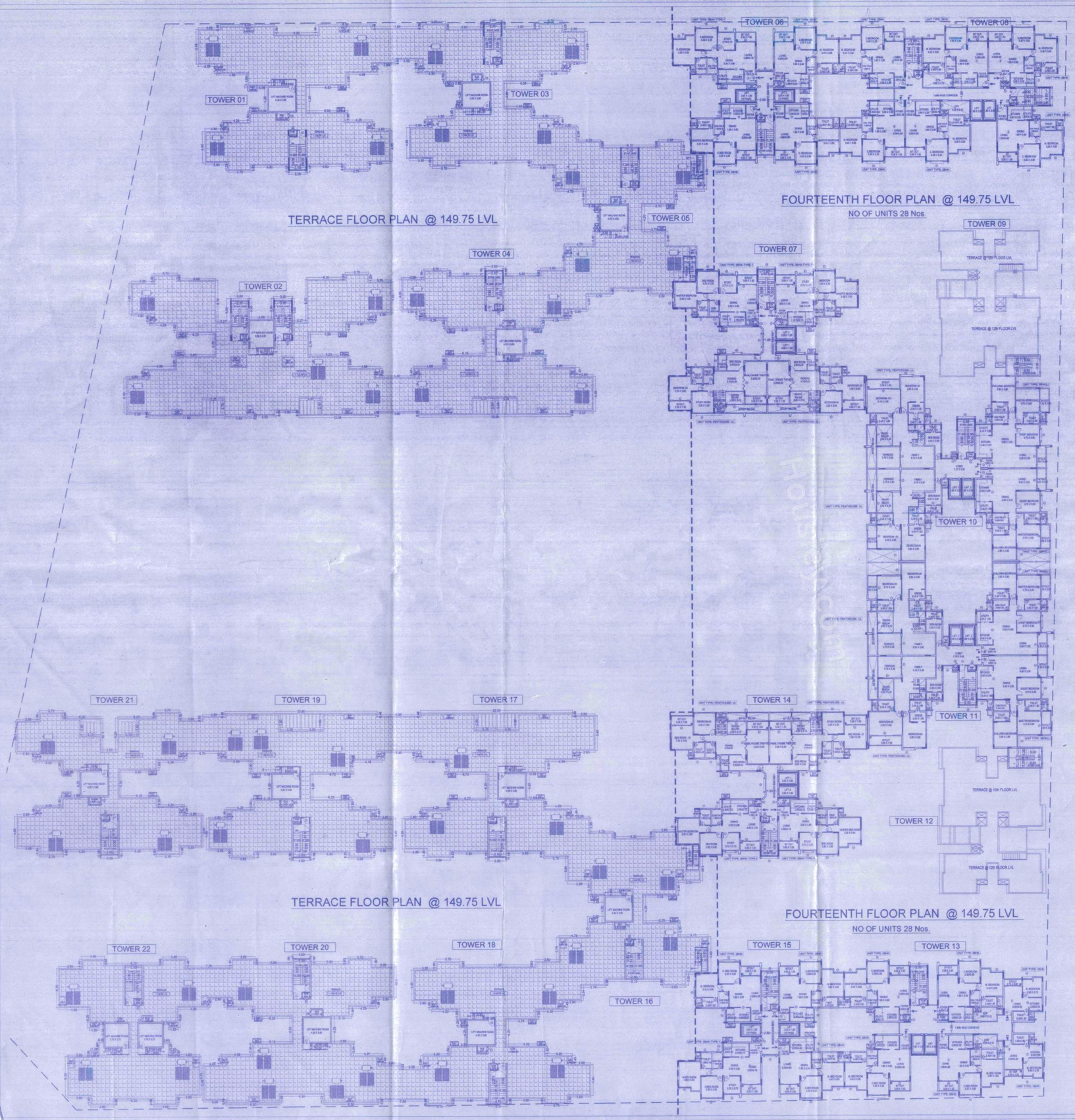
DRAWING TITLE :

TWELFTH FLOOR PLAN @ 140.795 LVL
ELEVENTH FLOOR PLAN @ 140.795 LVL

SHEET NO :	SCALE :	ORIENTATION :
11 OF 16	1:200	N

SANCTION DRAWING

ARCHITECT:
RATHI ASSOCIATES
ARCHITECTS | INTERIORS | MASTER PLANNING
21 Kensignton Layout, Kensington Road,
Sarvagna Nagar, Bangalore - 560 008.
Fax : 23536240
Tel -(O) 23536179, 41289988
email : info@rathiassociates.com



LP NO. BBMP / Addl.Dir / JD SOUTH / 0267 / 15-16

Conditions: This Plan Sanctions issued subject to the following conditions

1. Sanction is acceded for the Proposed Residential Apartment Building on Katha No. 8/1-1, Magadi main road, Pete chennappa industrial area, 1st Main road, Ward No. 36, Bangalore, PID No.36-117-8/1-1
   a) Consisting of Tower - 1 to 5, 16 to 22, 3BF + GF + 14UF (Fourteen Upper Floor only)
   b) Consisting of Tower - 6, 7, 8, 10, 11, 13, 14 & 15, 3BF + GF + 14UF (Fourteen Upper Floor only)
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3. Three Basements Floors 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.
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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.
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 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 after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
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 06.00 PM to avoid hindrance during late 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 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).
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 Force Department with due inspection 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 the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical Installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
37. The Owner / Association of the highrise 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 respect of fire hazards.
38. If any owner / builder contravenes the provisions of building Bye-laws and rules in force, the authority will inform the same to the registered Architect/ 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.
39. 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, Rule, Byelaws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
40. The construction or re-construction 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 from prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / column of the foundation. Otherwise the plan sanction deemed cancelled.
41. All other conditions laid down by Bangalore Development Authority Vide No. BDA/TPM/DLP-23/2011-12/2191/2014-15, Dtd. 04-09-2015 while approving the Development Plan for the project should be strictly adhered to.
42. Modified Development Plan approved by Bangalore Development Authority should be pressed before obtaining Commence Certificate.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadagri Hoodike) Letter No: LD/0/MLET/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 Department	GBC(1)/061/2015 dt: 11 - 03 - 2016	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	Airport Authority of India	AAI/KIA/ATM/NOC/2783-87 dt: 28 - 07 - 2015	
3)	KSPCB	PCB / 159 / CNP / 16 / H - 630 dt: 30 - 11 - 2016	
4)	SEIAA	SEIAA 16 CON 2016 dt: 28 - 10 - 2016	
5)	BWSSB	BWSSB/EIC/CE/MDA/CE(M)-II/DCE(M)-II/TA(M)-II/17162 /2015-16, dt: 10 - 03 - 2016	
6)	BESCOM	CEE/B/MAZ/SEE/EO/AEE-4/F-152/14-15/005-08 dt: 17 - 03 - 2016	
7)	BSNL	AGM/TP/S-6/Vol(D9)2015-16/11 dt: 23 - 07 - 2015	

III. The Applicant has paid the fee vide Receipt No. RE-ifms 624-TR / 000178 dated: 18 - 11 - 2016 for the following:-

1.	Licence Fees	:	3,06,59,700.00
2.	Ground Rent	:	1,55,83,530.00
3.	Betterment charges a) For Building	:	4,71,264.00
4.	Security Deposit	:	2,23,55,200.00
5.	Compound Wall charges	:	10,000.00
6.	Plan copy charges	:	5,16,000.00
7.	Scrutiny charges	:	6,69,942.00
8.	Add 1% for Administrative charges towards labour Cess	:	3,85,010.00
	TOTAL	:	7,06,50,646.00

SAY Rs. 7,06,51,000.00

8. Labour Cess : Rs. 3,81,16,000.00 /- Paid vide dated: 11 - 11 - 2016, RTGS UTR No. KKBKR52016111100661214

ಮೂಲ ಪ್ರತಿ:

ಸದರಿ ಮಂಜೂರಾತಿಯನ್ನು ಹಾಗೂ ಅಭಿವೃದ್ಧಿ ಆದೇಶದ ಷರತ್ತುಗಳನ್ನು 27/10/2016 ರಂದು ಬಿಬಿಎಂಪಿ ಮಹಾನಗರ ಪಾಲಿಕೆಯ ಕಛೇರಿಯಲ್ಲಿ ಸ್ವೀಕರಿಸಿದೆ. 26/10/16 ದಿನಾಂಕ 06/01/2017 ರಲ್ಲಿ ಸದರಿ ಮಂಜೂರಾತಿಯನ್ನು ರದ್ದುಗೊಳಿಸಲು ಆದೇಶ ಬಿಡಲಾಗಿದೆ. ದಿನಾಂಕ: 06/01/2017 ರಂದು 05/01/2017 ರಂದಿನ ಮತ್ತು ಮಾನ್ಯತೆ ಕಳೆದುಕೊಳ್ಳಲಿದೆ.

(ಸದರಿ ಪರವಾನಗಿ ಅಮಾನ್ಯವಾಗಿರುತ್ತದೆ)

ಅಪರ ಮುಖ್ಯ ಅಭಿಯಂತರರು (ದಕ್ಷಿಣ) ಮಹಾನಗರ ಪಾಲಿಕೆ, ಬೆಂಗಳೂರು.

SCHEDULE OF OPENINGS	
TYPE	SIZE
DOORS:	
LD	2.40 X 2.10
ELD	1.50 X 2.10
ED	1.05 X 2.10
D	0.90 X 2.10
D1	0.75 X 2.10
PD	0.45 X 2 X 2.10
FIRE DOORS	
FD	1.10 X 2.10
FD1	0.90 X 1.50
FD2	0.60 X 1.50
FD3	0.45 X 1.50
SLIDING DOORS	
SD1	2.40 X 2.10
SD2	2.10 X 2.10
SD3	1.50 X 2.10
WINDOWS	
SW	2.60 X 0.90
W	2.40 X 0.90
W1	2.00 X 0.90
W2	1.80 X 1.20
W3	1.75 X 1.20
W4	1.50 X 1.20
W5	1.40 X 1.20
W6	1.20 X 1.20
W7	0.90 X 1.20
W8	1.70 X 1.20
KW	1.80 X 0.98
KW1	1.50 X 0.98
KW2	1.20 X 0.98
KW3	1.05 X 0.98

OWNER SIGNATURE :

AUTHORIZED SIGNATURE
(GPA HOLDER)
M/S MANASA EDUCATIONAL ACADEMY PVT LTD
FOR M/S SATTVA DEVELOPERS PVT LTD.
4TH FLOOR, SALAPURIA WINDSOR, No. 3, ULSOUR ROAD, BANGALORE 560 042

ARCHITECTS SIGNATURE :

B.H.RATHI
BCC/BL-3.6/A-2513/2013-14
21 Kensington Layout, Kensington Road, Sarvagna Nagar, Bangalore - 560 008.

PROJECT TITLE :

SATTVA DEVELOPERS PVT. LTD.

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 8/1-1, MAGADI MAIN ROAD, PETE CHENNAPPA INDUSTRIAL AREA, 1ST MAIN ROAD, WARD NO. 36, BANGALORE, PID No.36-117-8/1-1

DRAWING TITLE :

TERRACE FLOOR PLAN @ 149.75 LVL
FOURTEENTH FLOOR PLAN @ 149.75 LVL

SHEET NO :	SCALE :	ORIENTATION :
14 OF 16	1:200	N

SANCTION DRAWING

ARCHITECT:
RATHI ASSOCIATES
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