

BBMP/Addl.Dir/JD NORTH/0014/2014-15

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the proposed Residential Apartment Building.
2. Construction of Tower - A & C 2B+GF+19 UF (Nineteen Upper Floors) and Tower - B, 2B+ GF+20 UF (Twenty Upper Floors only).
3. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4. Two Basement floors area reserved for car parking shall not be converted for any other purpose.
5. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM.
6. Necessary ducts for running telephone cables, outside at ground level for postal services & space for dumping garbage within the premises shall be provided.
7. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
8. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
9. 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.
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 space for locating distribution transformers & associated equipment as per K.E.R.C. (Es & D) code leaving 3mts. from the building within the premises.
12. 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 By-law 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 two trees in the premises.
15. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
16. The 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.
17. If any owner / builder contravenes the provisions of Building By-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.
18. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (By-law No. 3.6) under sub section IV-B (e) to (k).
19. The building shall be constructed under the supervision of a registered structural engineer.
20. On completion of foundation or footings before erection of walls of the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
21. 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.
22. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
23. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
24. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for not potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the By-law 32(a).
25. The applicant shall ensure and constructed according 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.
26. The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
27. Facilities for physically handicapped persons prescribed in schedule IV (By-laws - 31) of Building By-laws 2003 shall be ensured.
28. 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.
29. 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.
30. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop at 10.00 PM to avoid hindrance during late hours.
31. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 400 kg. capacity installed at site for re-use / disposal.
32. The structures with basement's shall be designed for structural stability and safety to ensure 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by ensuring safe barricades.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. 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.
35. The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
36. 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 equipment 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.
37. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years 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 once in Two years.
38. The Owner / Association of the high-rise 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.
39. Payment of license fees of sanction of this plan is subject to result of W.P. No. 4906/2008 & 2993/2008.
40. As per Commissioner Circular dated: 22-08-2014. The charges in lieu of Park and Open Space area i.e., Rs. 3,49,99,300/- should be paid within 3 months from the date of issue of plan as per the Commissioner.
41. The NOC from Airport Authority of India, KPSCB, BWSSB, BESCOM, BSNL and SEIVA / MOEF should be submitted before obtaining Commencement of Work.
42. 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 wide ADDENDUM (Hosadaagi Hoodike)
Letter No. LD/95/LET/2013, dated: 01-04-2013

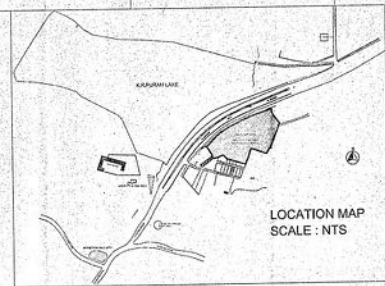
01. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and other Construction workers Welfare Board" should be strictly adhered to.
02. The Applicant / Builder / Owner / Contractor should submit the Registration 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.
03. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
04. 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:

01. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
02. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
03. Employment of child labour in the construction activities is strictly prohibited.
04. Obtaining NOC from the Labour Department before commencing the construction work is a must.
05. BBMP will not be responsible for any dispute that may arise in respect of property in question.
06. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan submitted shall stand 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)449/2013,dated:21-06-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	ACKNOWLEDGEMENT COPY ENCLOSED	
3	KSPCB	ACKNOWLEDGEMENT COPY ENCLOSED	
4	BWSSB	ACKNOWLEDGEMENT COPY ENCLOSED	
5	BESCOM	ACKNOWLEDGEMENT COPY ENCLOSED	
6	BSNL	ACKNOWLEDGEMENT COPY ENCLOSED	
7	SEIAA / MOEF	ACKNOWLEDGEMENT COPY ENCLOSED	



III. The Applicant has paid the fees vide Receipts No.
TP/JDTPNRT/01/2014-15/Feb/00010 .DD No 120028 dated: 4/02/2015 drawn on ICICI Bank, M.G .Road Bangalore & TP/JDTPNRT/01/2014-15/Feb/0080 dated 25-02-2015, DD No 106792 dated: 24/02/2015, drawn on ICICI Bank, M.G .Road Bangalore

for the following:-

1. License Fees	65,22,888-00
2. Ground Rent	32,67,908-00
3. Betterment Charges	
a) For Building	1,63,395-00
b) For Site	3,54,100-00
4. Security Deposit	81,69,771-00
5. Plan copy	1,11,800-00
6. Compound wall charges	20,000-00
7. 1% Service Charge on Labour Cess to be paid to BMRP	1,40,703-00
TOTAL	1,87,50,565-00
SAY Rs.	1,87,52,000-00

8. Labour Cess

Paid the fees vide receipt no. JDTP(N) EAST/PR/0014/2014-15 vide DD No120029, dated: 4/02/2015 drawn on ICICI Bank, M.G. Road, Bangalore & JDTP(N) EAST/PR/0014/2014-15 dated 25-02-2015 vide DD No123907, dated: 25/02/2015 drawn on ICICI Bank, M.G. Road Bangalore.

ನಕಲು ಪಾತಿ

(Handwritten notes at bottom of page)

2/26/15
 2/26/15
 2/26/15

ARCHITECT'S SIGNATURE

[Signature]

DR. ANUP K. B.
(DCC) - 02-54185761-63

DRAWN'S SIGNATURE

[Signature]


PROJECT NO. 02-54185761-63 (DCC)
RD. 1002 PROJECT NO. 1002

PROPOSED RESIDENTIAL APARTMENT BUILDING FOR
CONSTRUCTION OF MONARCA APART AT SURVEY NUMBER
14, 17/3, 17/1 AND 15, KHATA NO 415, AT
KORHAWASAPURA VILLAGE, A.C.R. PURAM, BANGALORE
EAST.

TITLE: BASEMENT - 02 FLOOR PLAN

DRAWN BY SON 10/11/2024	CHECKED BY SON 12/25
-------------------------------	----------------------------

DRAWING NO.
SHEET 3 OF 11

 **SPACE MATRIX**
Space Matrix Architects & planners
BANGALORE - 08858 445555 | CHENNAI - 98401 88888 | KOLKATA - 98301 88888
www.spacematrix.com



This Plan Sanction is issued subject to the following conditions:

- Sanction is accorded for the proposed Residential Apartment Building.
2. Construction of Tower - A & C2BZF+G+18 UP (Nineteen Upper Floors) and Tower - B 2BZF+G+20 UP (Twenty Upper Floors) is approved.
3. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4. Two Basement floors area reserved for car parking shall not be converted for any other purpose.
5. Necessary charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSB and BESCOM only.
6. Payment dues for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
7. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
8. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the course of construction.
9. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
10. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be saleable to all the tenants and occupants.
11. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (E & D) code saving 3.00 mts. from the building within the premises.
12. The applicant shall provide a separate room of size 3.65 m in the basement for installation of telecommunication equipment and also to make provisions for telecom services as per By-Law No. 25.
13. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other material endangering the safety of people and vehicles in & around the site.
14. The applicant shall plant at least two trees in the premises.
15. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
16. The applicant shall follow approved plans as per C.O. in a conspicuous place of the premises. The building license and the copies of sanctioned drawings with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
17. If any owner / builder contravenes the provisions of Building By-laws and rules in force, the Architect / Engineer / Structural Engineer shall be liable to pay the first offence Rs. 10,000/- and in the second offence and cancel the registration if the same is repeated for the third time.
18. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as mentioned in the bye-laws of the Corporation.
19. The building shall be constructed under the supervision of a registered structural engineer.
20. On completion of foundation or before erection of walls on the foundation and in the case of columnar structure the applicant shall obtain an OCCUPANCY CERTIFICATE from the Corporation.
21. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issuance of license & within one month after its completion shall apply for permission to occupy the building.
22. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the Corporation authority.
23. The applicant shall provide a separate room for storing water in the basement.
24. 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 of 100,000 litres.
25. The building shall be designed and constructed according to the norms prescribed in National Building Code and the "Criteria for earthquake resistant design of structures" bearing No. IS-1893-2002 published by the Bureau of Indian Standards.
26. The applicant shall provide a separate staircase for disabled persons.
27. The applicant should provide solar water heaters as per table 17 of Bye-Law No. 29 for this building.
28. Facilities for physically handicapped persons prescribed in schedule XI (Eye-lens - 31) of Building By-laws 2003 shall be ensured.
29. 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 with the stepped entry.
30. The Corporation Engineer shall be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
31. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the activities involving the use of heavy machinery and equipment are carried out during the day time.
32. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 400 k. capacity installed at site for re-use for soil stabilization during the construction of the building.
33. The structures with basements shall be designed for structural stability and safety to ensure food stock distribution during any emergency and evacuation of the building.
34. The structures shall be designed for structural stability and safety to ensure food stock distribution for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safety barricades.
35. Sufficient two wheeler parking shall be provided as per requirement.
36. 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.
37. The Association of Apartment Owners shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
38. The Owner / Association of the high-rise building shall get the building inspected by empowered agencies of the Fire Force Department to ensure the safety of the building and the certificate shall be submitted to the corporation and Fire Force Department every year.
39. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectors every Two years and the certificate shall be submitted to the corporation and shall get the renewal of the permission issued once in Two years.
40. The Owner / Association of the high-rise building shall conduct two mock - drills in the building, one before the onset of monsoon and the other after monsoon.
41. Payment of license fees for sanction of this plan is subject to receipt of W.P.No. 405/2008 & 2992/2008.
42. As per Commissioner Circular dated 22-09-2014. The charges in lieu of Park and Open Space (as per... Rs. 3,49,99,00,000) should be paid within the 3 months from the date of issue of plan as order by the Commissioner.
43. The proposed Alteration of Use, K.E.R.C. (E & D) and BESCOM / SEWA / ROCEI should be submitted before obtaining Commencement of Work.
44. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike)
Letter No. LD/95/LET/2013, dated: 01-04-2013

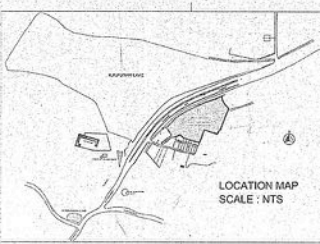
01. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karmatsuka Building and Other Construction workers Welfare Board" should be strictly adhered to.
02. The Applicant / Builder / Owner / Contractor should submit the Registration 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.
03. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
04. 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 "Karmatsuka Building and Other Construction workers Welfare Board"

Note:

01. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
02. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
03. Employment of child labour in the construction activities strictly prohibited.
04. Obtaining NOC from the Labour Department before commencing the construction work is a must.
05. BBMP will not be responsible for any dispute that may arise in respect of property in question.
06. 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	GSC/1/449/2013,dated 21-06-2014	
2	Airport Authority of India	ACKNOWLEDGEMENT COPY ENCLOSED	
3	KSPCB	ACKNOWLEDGEMENT COPY ENCLOSED	
4	BWSSB	ACKNOWLEDGEMENT COPY ENCLOSED	
5	BESCOM	ACKNOWLEDGEMENT COPY ENCLOSED	
6	BSNL	ACKNOWLEDGEMENT COPY ENCLOSED	
7	SEIAA / MOEF	ACKNOWLEDGEMENT COPY ENCLOSED	



III. The Applicant has paid the fees vide Receipts No. _____

- TP/ID/TPNTR/10/214-15/FB/00010 DD No 120028 dated: 4/02/2015
drawn on CBMP Bank, M.G. Road Bangalore 55
TP/ID/TPNTR/10/214-15/FB/00040 dated: 25/03/2015
DD No 106792 dated: 24/02/2015, drawn on ICICI Bank, M.G. Road
Bangalore 55
- for the following:-
- | | |
|---|-------------------------|
| 1. License Fees | 65,22,888/- |
| 2. Ground Rent | 32,67,908/- |
| 3. Betterment Charges | |
| a) For Building | 1,63,395/- |
| b) For Site | 3,54,100/- |
| 4. Security Deposit | 81,68,771.00 |
| 5. Plan cost | 1,11,800.00 |
| 6. Compound wall charges | 20,200.00 |
| 7. 1% Service Charge on Labour Cost
to be paid to CBMP | 1,04,700.00 |
| TOTAL | 1,87,55,885.00 |
| SAY Rs. | 1,87,55,885.00/- |
| 8. Labour Cost | 1,39,20,700.00/- |

Paid the fees vide receipt no. JDTP(N) EAST/PR/0014/2014-15 vide DD No120029, dated: 4/02/2015 drawn on ICICI Bank, M.G.Road, Bangalore & JDTP(N) EAST/PR/0014/2014-15 dated 25-02-2015 vide DD No123907, dated: 25/02/2015 drawn on ICICI Bank, M.G.Road Bangalore.

ಮೂಲ ಪ್ರತಿ:

[illegible]

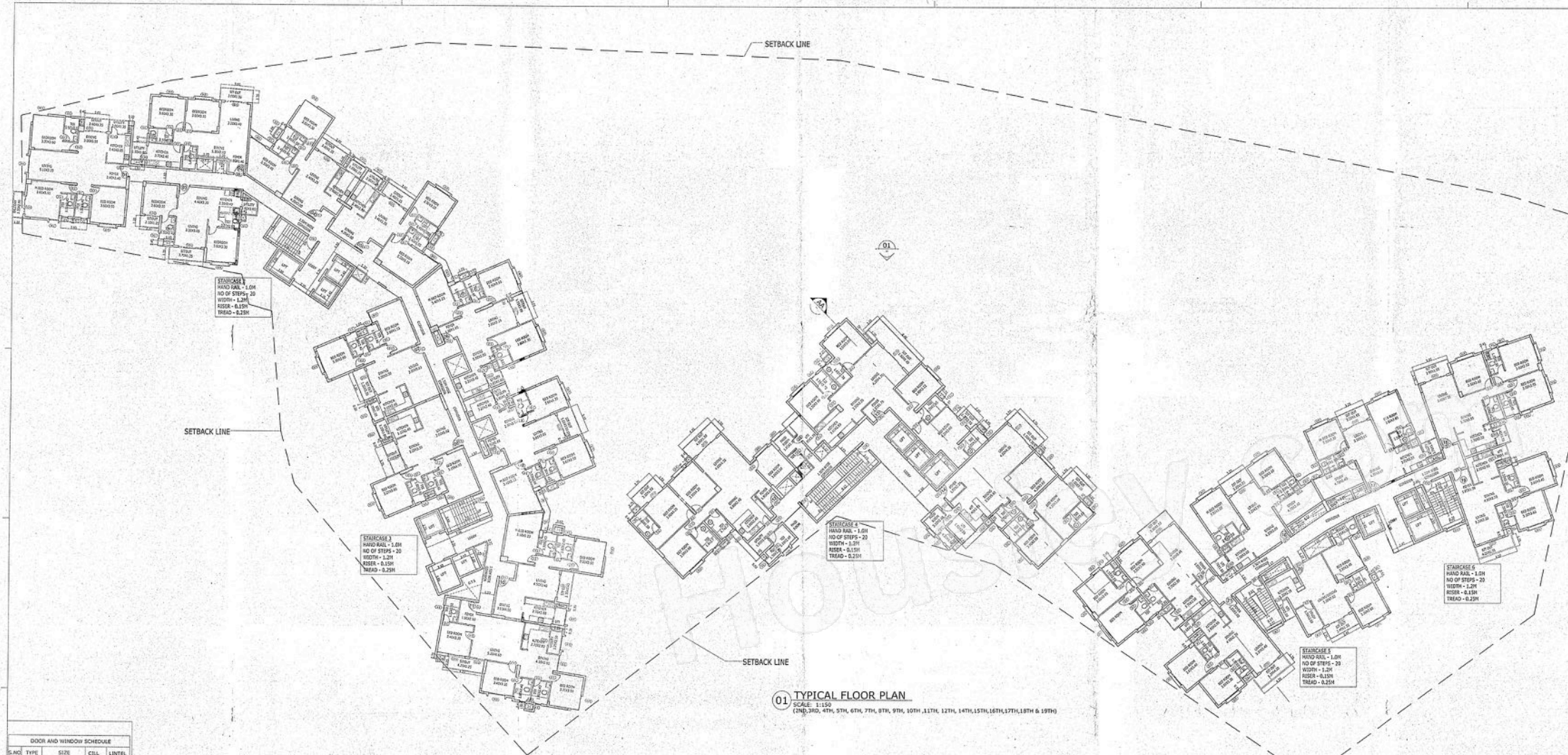
Handwritten notes at the bottom of the page:

26/5

27/5

28/5

[illegible]



DOOR AND WINDOW SCHEDULE				
S.NO	TYPE	SIZE	QTY	UNIT
1	D1	0.75X2.10	0.00	2.10
2	D2	0.85X2.10	0.00	2.10
3	D3	0.95X2.10	0.00	2.10
4	D4	1.05X2.10	0.00	2.10
5	D5	1.15X2.10	0.00	2.10
6	D6	1.25X2.10	0.00	2.10
7	D7	1.35X2.10	0.00	2.10
8	D8	1.45X2.10	0.00	2.10
9	D9	1.55X2.10	0.00	2.10
10	D10	1.65X2.10	0.00	2.10
11	D11	1.75X2.10	0.00	2.10
12	D12	1.85X2.10	0.00	2.10
13	D13	1.95X2.10	0.00	2.10
14	D14	2.05X2.10	0.00	2.10
15	D15	2.15X2.10	0.00	2.10
16	D16	2.25X2.10	0.00	2.10
17	D17	2.35X2.10	0.00	2.10
18	D18	2.45X2.10	0.00	2.10
19	D19	2.55X2.10	0.00	2.10
20	D20	2.65X2.10	0.00	2.10
21	D21	2.75X2.10	0.00	2.10
22	D22	2.85X2.10	0.00	2.10
23	D23	2.95X2.10	0.00	2.10
24	D24	3.05X2.10	0.00	2.10
25	D25	3.15X2.10	0.00	2.10
26	D26	3.25X2.10	0.00	2.10
27	D27	3.35X2.10	0.00	2.10
28	D28	3.45X2.10	0.00	2.10
29	D29	3.55X2.10	0.00	2.10

BBMP/Addl.Dir/JD NORTH0014/2014-15

This Plan Sanction is issued subject to the following conditions

- Sanction is accorded for the proposed Residential Apartment Building.
- Construction of Tower - A & C 2B+GF+19 UF (Nineteen Upper Floors).
- and Tower - B, 2B+GF+20 UF (Twenty Upper Floors only).
- Sanction is accorded for Residential use only. The use of the building shall not be devoted to any other use.
- Two Basement floors are reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- 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.
- 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.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ea & D) code leaving 3.00 mts. from the building within the premises.
- 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.
- 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.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 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.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule- IV (Bye-Law No. 3.6) under sub-section IV-4 (a) to (g).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- 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.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- 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 22(a).
- 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.
- The applicant should provide solar water heaters as per table 17 of Bye-Law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule 30 (Bye-laws - 31) of Building Bye-laws 2003 shall be ensured.
- 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.
- 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.
- The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid nuisance during late hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 400 k.g. capacity installed at site for its re-use / disposal.
- The structures with basement shall get the building inspected by empowered agencies of the Building for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
- Sufficient two wheeler parking shall be provided as per requirement.
- 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.
- The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
- The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectors every Two years 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 once in Two years.
- 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 ensure complete safety in respect of fire hazards.
- Payment of license fees for sanction of this plan is subject to result of W.P.No. 4908/2008 & 2993/2008.
- As per Commissioner Circular dated: 22-08-2014. The charges in lieu of Park and Open Space area i.e., Rs. 249.99/2000/- should be paid within the 3 months from the date of issue of plan as order by the Commissioner.
- The NOC from Airport Authority of India, KSPCB, BWSSB, BESCOM, BSNL and SEIAA / MOEF should be submitted before obtaining Commencement of Work.
- 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 Hoodline) Letter No. LD/95LET/2013, dated: 01-04-2013

- 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.
- 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.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- 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:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- 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)/449/2013, dated: 21-06-2014	
2	Airport Authority of India	ACKNOWLEDGEMENT COPY ENCLOSED	
3	KSPCB	ACKNOWLEDGEMENT COPY ENCLOSED	
4	BWSSB	ACKNOWLEDGEMENT COPY ENCLOSED	
5	BESCOM	ACKNOWLEDGEMENT COPY ENCLOSED	
6	BSNL	ACKNOWLEDGEMENT COPY ENCLOSED	
7	SEIAA / MOEF	ACKNOWLEDGEMENT COPY ENCLOSED	



III. The Applicant has paid the fees vide Receipts No. TP/JDTPNRT/01/2014-15/Feb/00910. DD No 120028 dated: 4/02/2015 drawn on ICICI Bank, M.G. Road Bangalore & TP/JDTPNRT/01/2014-15/Feb/00910 dated 25-02-2015, DD No 106792 dated: 24/02/2015, drawn on ICICI Bank, M.G. Road Bangalore

Sl. No.	Particulars	Amount
1.	License Fee	65,22,858-00
2.	Ground Rent	32,67,908-00
3.	Settlement Charges	1,63,395-00
4.	For Site	3,54,100-00
5.	Security Deposit	81,69,771-00
6.	Plan copy	1,11,800-00
7.	Compound wall charges	20,000-00
8.	Service Charge on Labour Cess to be paid to BBMP	1,40,700-00
	TOTAL	1,87,50,585-00
	SAY Rs.	1,87,50,585-00
	Labour Cess	1,39,29,700-00

Paid the fees vide receipt no. JDT(N) EAST/PR/0014/2014-15 vide DD No 120023, dated: 4/02/2015 drawn on ICICI Bank, M.G. Road, Bangalore & JDT(N) EAST/PR/0014/2014-15 dated 25-02-2015 vide DD No 123967, dated: 25/02/2015 drawn on ICICI Bank, M.G. Road Bangalore.

ಇದರಲ್ಲಿ ಒಟ್ಟು 1,87,50,585/- ರೂ.ಗಳನ್ನು ಪಾವತಿಸಲಾಗಿದೆ.

ಇದರಲ್ಲಿ ಒಟ್ಟು 1,39,29,700/- ರೂ.ಗಳನ್ನು ಪಾವತಿಸಲಾಗಿದೆ.

ಇದರಲ್ಲಿ ಒಟ್ಟು 1,39,29,700/- ರೂ.ಗಳನ್ನು ಪಾವತಿಸಲಾಗಿದೆ.

ಇದರಲ್ಲಿ ಒಟ್ಟು 1,39,29,700/- ರೂ.ಗಳನ್ನು ಪಾವತಿಸಲಾಗಿದೆ.

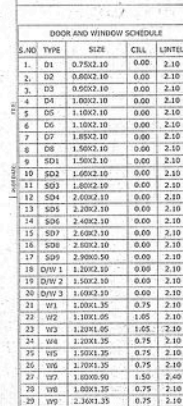
ಇದರಲ್ಲಿ ಒಟ್ಟು 1,39,29,700/- ರೂ.ಗಳನ್ನು ಪಾವತಿಸಲಾಗಿದೆ.

ಇದರಲ್ಲಿ ಒಟ್ಟು 1,39,29,700/- ರೂ.ಗಳನ್ನು ಪಾವತಿಸಲಾಗಿದೆ.

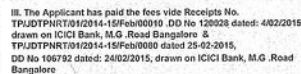
ಇದರಲ್ಲಿ ಒಟ್ಟು 1,39,29,700/- ರೂ.ಗಳನ್ನು ಪಾವತಿಸಲಾಗಿದೆ.

ಇದರಲ್ಲಿ ಒಟ್ಟು 1,39,29,700/- ರೂ.ಗಳನ್ನು ಪಾವತಿಸಲಾಗಿದೆ.

ಇದರಲ್ಲಿ ಒಟ್ಟು 1,39,29,700/- ರೂ.ಗಳನ್ನು ಪಾವತಿಸಲಾಗಿದೆ.



01 13th FLOOR PLAN
SCALE: 1:150



1. License Fees	65,22,888.00
2. Ground Rent	32,67,908.00
3. Betterment Charges	
a) For Building	1,63,395.00
b) For Site	3,54,100.00
4. Security Deposit	81,69,771.00
5. Plan copy	1,11,800.00
6. Compound wall charges	20,000.00
7. 1% Service Charge on Labour Cess to be paid to BBMP	1,40,703.00
TOTAL	1,87,26,989.00
SAY Rs.	1,87,26,989.00
8. Labour Cess	1,39,29,704.00

Paid the fees vide receipt no. JDTP(N) EAST/PR/0014/2014-15 vide DD No120029, dated: 4/02/2015 drawn on ICICI Bank, M.G. Road, Bangalore & JDTP(N) EAST/PR/0014/2014-15 dated 25-02-2015 vide DD No123997, dated: 25/02/2015 drawn on ICICI Bank, M.G. Road Bangalore.

સહકારી મંડળ

ಇದರಲ್ಲಿರುವುದು ಈಗ ಮತ್ತೆ ಮೇಲೆ ಕಂಡು ಬಂದಿದೆ 02/12/20
ಮಾಹಿತಿ ಇದೆ. ಆದರೆ (ಅ) / (ಆ) ಎಂಬುದು ಈಗ 02/12/20
ಕಂಡು ಬಂದಿದೆ 02/12/20. ಇದು ಈಗ ಮತ್ತೆ ಮೇಲೆ ಕಂಡು ಬಂದಿದೆ
ಮೇಲೆ ಅಲ್ಲದೆ, ಮತ್ತೆ ಮೇಲೆ ಕಂಡು ಬಂದಿದೆ 02/12/20.
ಎಂದು 02/12/20. ಮೇಲೆ ಈಗ ಮತ್ತೆ ಮೇಲೆ ಕಂಡು ಬಂದಿದೆ
(ಮೇಲೆ ಮೇಲೆ ಕಂಡು ಬಂದಿದೆ)

17
 2/2/6

ARCHITECTS' SPECIFICATIONS

[Handwritten Signature]
 PROJECT NAME: **SPACE MATRIX**
 PROJECT NO: **1373**

OWNER'S INFORMATION

[Handwritten Signature]
 PROJECT NAME: **SPACE MATRIX**
 PROJECT NO: **1373**

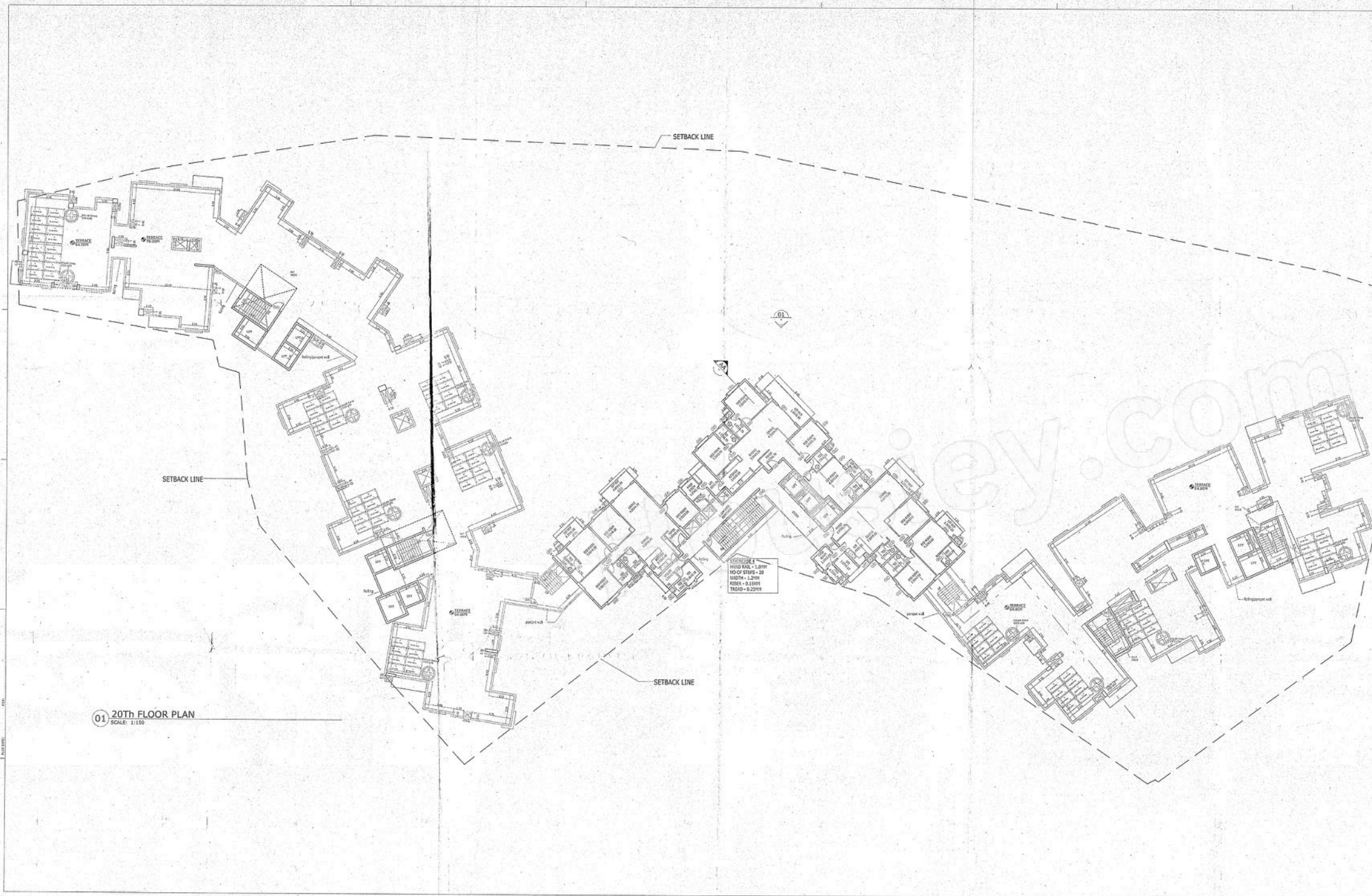
PROPOSED RESIDENTIAL APARTMENT BUILDING FOR CONSTRUCTION OF HONARAH AQUA AT SURVEY 14, 1372 AND 15, KASTA NO 415, AT KREDEKUDUPURTA VILLAGE, K.R. PURVA, BANGALORE EAST.

137TH FLOOR PLAN

DATE	PROJECT NO.
13/07/2014	1373

ISSUED NO 7 OF 11

SPACE MATRIX
 Space Matrix Architects & Planners
 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100, 10/101, 10/102, 10/103, 10/104, 10/105, 10/106, 10/107, 10/108, 10/109, 10/110, 10/111, 10/112, 10/113, 10/114, 10/115, 10/116, 10/117, 10/118, 10/119, 10/120, 10/121, 10/122, 10/123, 10/124, 10/125, 10/126, 10/127, 10/128, 10/129, 10/130, 10/131, 10/132, 10/133, 10/134, 10/135, 10/136, 10/137, 10/138, 10/139, 10/140, 10/141, 10/142, 10/143, 10/144, 10/145, 10/146, 10/147, 10/148, 10/149, 10/150, 10/151, 10/152, 10/153, 10/154, 10/155, 10/156, 10/157, 10/158, 10/159, 10/160, 10/161, 10/162, 10/163, 10/164, 10/165, 10/166, 10/167, 10/168, 10/169, 10/170, 10/171, 10/172, 10/173, 10/174, 10/175, 10/176, 10/177, 10/178, 10/179, 10/180, 10/181, 10/182, 10/183, 10/184, 10/185, 10/186, 10/187, 10/188, 10/189, 10/190, 10/191, 10/192, 10/193, 10/194, 10/195, 10/196, 10/197, 10/198, 10/199, 10/200, 10/201, 10/202, 10/203, 10/204, 10/205, 10/206, 10/207, 10/208, 10/209, 10/210, 10/211, 10/212, 10/213, 10/214, 10/215, 10/216, 10/217, 10/218, 10/219, 10/220, 10/221, 10/222, 10/223, 10/224, 10/225, 10/226, 10/227, 10/228, 10/229, 10/230, 10/231, 10/232, 10/233, 10/234, 10/235, 10/236, 10/237, 10/238, 10/239, 10/240, 10/241, 10/242, 10/243, 10/244, 10/245, 10/246, 10/247, 10/248, 10/249, 10/250, 10/251, 10/252, 10/253, 10/254, 10/255, 10/256, 10/257, 10/258, 10/259, 10/260, 10/261, 10/262, 10/263, 10/264, 10/265, 10/266, 10/267, 10/268, 10/269, 10/270, 10/271, 10/272, 10/273, 10/274, 10/275, 10/276, 10/277, 10/278, 10/279, 10/280, 10/281, 10/282, 10/283, 10/284, 10/285, 10/286, 10/287, 10/288, 10/289, 10/290, 10/291, 10/292, 10/293, 10/294, 10/295, 10/296, 10/297, 10/298, 10/299, 10/300, 10/301, 10/302, 10/303, 10/304, 10/305, 10/306, 10/307, 10/308, 10/309, 10/310, 10/311, 10/312, 10/313, 10/314, 10/315, 10/316, 10/317, 10/318, 10/319, 10/320, 10/321, 10/322, 10/323, 10/324, 10/325, 10/326, 10/327, 10/328, 10/329, 10/330, 10/331, 10/332, 10/333, 10/334, 10/335, 10/336, 10/337, 10/338, 10/339, 10/340, 10/341, 10/342, 10/343, 10/344, 10/345, 10/346, 10/347, 10/348, 10/349, 10/350, 10/351, 10/352, 10/353, 10/354, 10/355, 10/356, 10/357, 10/358, 10/359, 10/360, 10/361, 10/362, 10/363, 10/364, 10/365, 10/366, 10/367, 10/368, 10/369, 10/370, 10/371, 10/372, 10/373, 10/374, 10/375, 10/376, 10/377, 10/378, 10/379, 10/380, 10/381, 10/382, 10/383, 10/384, 10/385, 10/386, 10/387, 10/388, 10/389, 10/390, 10/391, 10/392, 10/393, 10/394, 10/395, 10/396, 10/397, 10/398, 10/399, 10/400, 10/401, 10/402, 10/403, 10/404, 10/405, 10/406, 10/407, 10/408, 10/409, 10/410, 10/411, 10/412, 10/413, 10/414, 10/415, 10/416, 10/417, 10/418, 10/419, 10/420, 10/421, 10/422, 10/423, 10/424, 10/425, 10/426, 10/427, 10/428, 10/429, 10/430, 10/431, 10/432, 10/433, 10/434, 10/435, 10/436, 10/437, 10/438, 10/439, 10/440, 10/441, 10/442, 10/443, 10/444, 10/445, 10/446, 10/447, 10/448, 10/449, 10/450, 10/451, 10/452, 10/453, 10/454, 10/455, 10/456, 10/457, 10/458, 10/459, 10/460, 10/461, 10/462, 10/463, 10/464, 10/465, 10/466, 10/467, 10/468, 10/469, 10/470, 10/471, 10/472, 10/473, 10/474, 10/475, 10/476, 10/477, 10/478, 10/479, 10/480,



01 20TH FLOOR PLAN
SCALE: 1:150

- BBMP/Adol/Di/JD NORTH/0014/2014-15
- This Plan Sanction is issued subject to the following conditions
- Sanction is accorded for the proposed Residential Apartment Building.
 - Construction of Tower - A & C 2B+GF+19 UF (Nintoon Upper Floors) and Tower - B, 2B+ GF+20 UF (Twenty Upper Floors only).
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - Two Basement floors area reserved for car parking shall not be converted for any other purpose.
 - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - 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.
 - 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.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E & D) code leaving 3.00 mts. from the building within the premises.
 - 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.
 - 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.
 - The applicant shall start at least two trees in the premises.
 - Permission shall be obtained from forest department for cutting trees before the commencement of the work.
 - 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.
 - If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
 - 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-6 (a) to (d).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
 - 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.
 - The building should be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 - 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 Byelaw 32(a).
 - 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.
 - The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule X (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
 - 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.
 - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.
 - The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 400 k.g. capacity installed at site for its re-use / disposal.
 - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
 - Sufficient two wheeler parking shall be provided as per requirement.
 - 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.
 - The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
 - The Owner / Association of the high rise building shall get the building inspected by empaneled agencies of the Fire Force Department to ensure that the fire equipment 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.
 - The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years 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 once in Two years.
 - 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 ensure complete safety in respect of fire hazards.
 - Payment of license fees for sanction of this plan is subject to rules of W.P. No. 4006/2008 & 2993/2008.
 - As per Commissioner Circular dated 22-08-2014. The charges in lieu of Park and Open Space area i.e., Rs. 3,40,00,000/- should be paid within the 3 months from the date of issue of plan as order by the Commissioner.
 - The NOC from Airport Authority of India, KSPCB, BWSSB, BESCOM, BSNL and SEIAA / MOEF should be submitted before obtaining Commencement of Work.
 - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

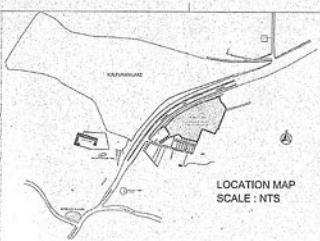
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosangudi Hoodies) Letter No. LD/95/ET/0013, dated: 01-04-2013.

- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building Workers Welfare Board" should be strictly adhered to.
- 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.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- 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:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- 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
1	Fire Force Department	GBC(1)/449/2013, dated: 21-06-2014
2	Airport Authority of India	ACKNOWLEDGEMENT COPY ENCLOSED
3	KSPCB	ACKNOWLEDGEMENT COPY ENCLOSED
4	BWSSB	ACKNOWLEDGEMENT COPY ENCLOSED
5	BESCOM	ACKNOWLEDGEMENT COPY ENCLOSED
6	BSNL	ACKNOWLEDGEMENT COPY ENCLOSED
7	SEIAA / MOEF	ACKNOWLEDGEMENT COPY ENCLOSED



III. The Applicant has paid the fees vide Receipts No. TP/JDTPHRT/01/2014-15/Feb/00010, DD No 120628 dated: 4/02/2015 drawn on ICICI Bank, M.G. Road Bangalore & TP/JDTPHRT/01/2014-15/Feb/00080 dated: 25-02-2015, DD No 106762 dated: 24/02/2015, drawn on ICICI Bank, M.G. Road Bangalore

for the following:-	
1. License Fees	65,22,889-00
2. Ground Rent	32,67,508-00
3. Betterment Charges	
a) For Building	1,63,395-00
b) For Site	3,54,100-00
4. Security Deposit	81,69,771-00
5. Plan copy	11,800-00
6. Compound wall charges	20,000-00
7. 1% Service Charge on Labour Cess to be paid to BBMP	1,40,703-00
TOTAL	1,87,89,945-50
SAY Rs.	1,87,82,000-00
B. Labour Cess	1,39,29,700-00

Paid the fees vide receipt no. JDTP(N) EAST/PR/014/2014-15 vide DD No 120629, dated: 4/02/2015 drawn on ICICI Bank, M.G. Road, Bangalore & JDTP(N) EAST/PR/0014/2014-15 dated 25-02-2015 vide DD No 123907, dated: 25/02/2015 drawn on ICICI Bank, M.G. Road Bangalore.

01 20TH FLOOR PLAN (BLOCK - B)
TERRACE (BLOCK - A & C)
SCALE: 1:150
SHEET 8 OF 11
SPACE MATRIX
Space Matrix Architects & Planners

This Plan Sanction is issued subject to the following conditions

- Sanction is accorded for the proposed Residential Apartment Building.
- Construction of Tower - A & C 2BFG+GF+19 UF (Nineteen Upper Floors) and Tower - B 2BFG+GF+20 UF (Twenty Upper Floors) only.
- Sanction is accorded for Residential use only. The use of the building shall not be devoted to any other use.
- Two Basement floors area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the term of construction.
- 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.
- 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.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E & D) code leaving 3.00 mts. from the building within the premises.
- 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 provision for telecom services as per Bye-law No. 25.
- 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.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 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.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by this Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-4 (e) to (h).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- 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.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- 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).
- 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.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule 30 (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
- 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.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide St. No. 23, 24, 25 & 26 are provided in the building.
- The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 400 k.g. capacity installed at site for its reuse / disposal.
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
- Sufficient two wheeler parking shall be provided as per requirement.
- 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.
- The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
- 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 equipment 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.
- The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years 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 once in Two years.
- 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.
- Payment of license fees for sanction of this plan is subject to result of W.P.No. 4902/2008 & 2993/2008.
- As per Commissioner Circular dated: 22-06-2014. The charges in lev of Park and Open Space area i.e., Rs. 3,45,00,000/- should be paid within the 3 months from the date of issue of plan as order by the Commissioner.
- The NOC from Airport Authority of India, KSPCB, BWSSB, BESCOM, ESNL and SEWA / MOEF should be submitted before obtaining Commencement of Work.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodhii) Letter No. LD/PS/LET/2013, dated: 01-04-2013.

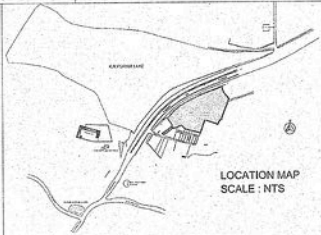
- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
- The Applicant / Builder / Owner / Contractor should submit the Registration 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.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- 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:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the Labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- 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(1/449/2013, dated 21-06-2014	
2	Airport Authority of India	ACKNOWLEDGEMENT COPY ENCLOSED	
3	KSPCB	ACKNOWLEDGEMENT COPY ENCLOSED	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
4	BWSSB	ACKNOWLEDGEMENT COPY ENCLOSED	
5	BESCOM	ACKNOWLEDGEMENT COPY ENCLOSED	
6	ESNL	ACKNOWLEDGEMENT COPY ENCLOSED	
7	SEWA / MOEF	ACKNOWLEDGEMENT COPY ENCLOSED	



III. The Applicant has paid the fees vide Receipts No. TPJDT/PR/10/2014-15/Feb/00010. DD No 120028 dated: 09/02/2015 drawn on ICICI Bank, M.G. Road Bangalore & TPJDT/PR/10/2014-15/Feb/00020 dated 25-02-2015, DD No 106782 dated: 24/02/2015, drawn on ICICI Bank, M.G. Road Bangalore

for the following:-

1. License Fees	: 65,22,888-00
2. Ground Rent	: 32,67,908-00
3. Betterment Charges	
a) For Building	: 1,63,395-00
b) For Site	: 3,54,100-00
4. Security Deposit	: 81,69,771-00
5. Plan copy	: 1,11,000-00
6. Compound wall charges	: 20,000-00
7. 1% Service Charge on Labour Cess to be paid to BBMP	
TOTAL	: 1,40,703-00
SAY Rs.	: 1,40,703-00

8. Labour Cess

: 1,39,33,700-00

Paid the fees vide receipt no. JDT/PR/01/2014-15 vide DD No 120028, dated: 09/02/2015 drawn on ICICI Bank, M.G. Road, Bangalore & JDT/PR/01/2014-15 dated 25-02-2015 vide DD No 123907, dated: 25/02/2015 drawn on ICICI Bank, M.G. Road Bangalore.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಇದರಲ್ಲಿರುವ ಎಲ್ಲಾ ಮಾಹಿತಿಗಳನ್ನು ಸರಿಯಾಗಿ ಪರಿಶೀಲಿಸಿ ಮತ್ತು ಸರಿಯಾದ ಮಾಹಿತಿಗಳನ್ನು ನೀಡುವಂತೆ ಕೋರಲಾಗಿದೆ. ಈ ಮಾಹಿತಿಗಳನ್ನು ಸರಿಯಾಗಿ ಪರಿಶೀಲಿಸಿ ಮತ್ತು ಸರಿಯಾದ ಮಾಹಿತಿಗಳನ್ನು ನೀಡುವಂತೆ ಕೋರಲಾಗಿದೆ.

ಇದರಲ್ಲಿರುವ ಎಲ್ಲಾ ಮಾಹಿತಿಗಳನ್ನು ಸರಿಯಾಗಿ ಪರಿಶೀಲಿಸಿ ಮತ್ತು ಸರಿಯಾದ ಮಾಹಿತಿಗಳನ್ನು ನೀಡುವಂತೆ ಕೋರಲಾಗಿದೆ. ಈ ಮಾಹಿತಿಗಳನ್ನು ಸರಿಯಾಗಿ ಪರಿಶೀಲಿಸಿ ಮತ್ತು ಸರಿಯಾದ ಮಾಹಿತಿಗಳನ್ನು ನೀಡುವಂತೆ ಕೋರಲಾಗಿದೆ.

ADVERTISED DOCUMENT

PROVIDED RESIDENTIAL APARTMENT BUILDING FOR CONSTRUCTION OF HOUSING AGRA AT SURVEY NUMBER 14, 137, 111 AND 15, KOTTA NO 415, AT HOUSING AGRA VILLAGE, J.A. NAGAR, BANGALORE EAST.

SECTION AA

SHEET 10 OF 11

SPACE MATRIX
Space Matrix Architects & planners

01 SECTION AA
SCALE: 1:150

Sanction is accorded for the proposed Residential Apartment Building.

Construction of Tower - A & C CF2BF+G19 U/F (Ninteen Upper Floors)

Sanction is accorded for Tower - B CF2BF+G10 U/F (Twenty Upper Floors only).

Sanction is accorded for Residential use only. The entire building shall not be devoted to any other use.

Two Basement floors are reserved for car parking shall not be converted for any other purpose.

Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and UES&ED.

Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.

The applicant shall construct temporary toilets for the use of construction workers and it shall be demolished after the construction.

The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents during the course of the construction.

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.

The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which are not sellable.

The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (El-8) code saving 3.60 mtrs. from the building within the premises.

The applicant shall provide a separate room, preferably of size 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-Law No. 25.

The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & noise from entering the vicinity of the project site, and to ensure safety of all in the surround the site.

The applicant shall plant at least two trees in the premises.

Permission shall be obtained from forest department for cutting trees before the commencement of the work.

License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the plan along with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

If any owner / builder contravenes the provisions of Building By-laws and rules in force, the Architect / Engineer / Surveyor shall be liable for prosecution under the first instance mentioned in the second instance and cancel the registration if a notice is repeated for the third time.

Technical personnel, architect or owner as the case may be shall strictly adhere to the duties and responsibilities specified in the bye-laws (By-law Nos. 3, 6) and the rules.

The building shall be constructed under the supervision of a registered structural engineer.

On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure the columns shall be completed before erecting the beams.

Construction or reconstruction of the building shall 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.

The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

District Engineer / Surveyor / BWSSB should inspect the building after the issuance of the building license.

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 of 10000 litres.

The building shall be designed and constructed according to 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.

The applicant shall ensure that the building complies with the provisions of the bye-law No. 29 for the building.

Facilities for physically handicapped persons prescribed in schedule XI (Bye-laws - 31) of Building Bye-laws 2003 shall be ensured.

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 sloped entry.

The applicant shall consider only after ensuring that the provisions of conditions vide S. No. 23, 24, 25 & 26 are provided in the building.

The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the activities involving heavy machinery shall be carried out during the hours of 7 AM to 6 PM.

Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 400 kgs./ capacity installed at site for re-use / disposal.

The structures with basements shall be designed for structural stability and safety to ensure for the soil stabilization during excavation, excavation shall be done in accordance with the design and specifications for the soil stabilization of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

Sufficient two wheeler parking shall be provided as per requirement.

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.

The association / society formed after the completion of the building, distance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two Years.

The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ascertain the fire safety measures taken and the compliance of the same, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.

The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years and submit the same to the Corporation and shall get the renewal of the permission issued once in Two Years.

The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two Years.

The Owner / Association of the high-rise building shall conduct mock drills - atleast in the building, one before the onset of monsoon and another before the onset of winter.

Payment of Licence fees for sanction of this plan is subject to request of W.P. No. 4005/2008 & 2953/2008.

As per Commissioner Circular dated 22-08-2014. The charges in lieu of Park and Open Space Area i.e., Rs. 08.00 per sq.ft. should be paid within the 3 months from the date of issue of plan as decided by the Commissioner.

The DDC from Airport Area, BWSSB, RESCO, SEWA, NCDMA / MCR should be submitted before obtaining Commencement of Work

In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed to be null and void.

01. 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.
02. 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 District Engineer in charge to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
03. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
04. 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"

01. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
02. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
03. Employment of child labour in the construction activities strictly prohibited.
04. Obtaining NOC from the Labour Department before commencing the construction work is a must.
05. BBMP will not be responsible for any dispute that may arise in respect of property in question.
06. 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.


Sr.No	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC(1)/449/2013,dated:21-06-2014	
2	Airport Authority of India	ACKNOWLEDGEMENT COPY ENCLOSED	
3	KSPCB	ACKNOWLEDGEMENT COPY ENCLOSED	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
4	BWSSB	ACKNOWLEDGEMENT COPY ENCLOSED	
5	BESCOM	ACKNOWLEDGEMENT COPY ENCLOSED	
6	BSNL	ACKNOWLEDGEMENT COPY ENCLOSED	
7	SELIAA / MOEF	ACKNOWLEDGEMENT COPY ENCLOSED	

1. License Fees	65,22,888.00
2. Ground Rent	32,67,908.00
3. Betterment Charges	
a) For Building	1,63,395.00
b) For Site	3,54,100.00
4. Security Deposit	81,68,771.00
5. Plan copy	11,85,000.00
6. Compound wall charges	20,000.00
7. 1% Service Charge on Labour Cess to be paid to BBMP	1,40,703.00
TOTAL	1,87,50,565.00
SAY Rs.	1,87,52,000.00
8. Labour Cess	1,39,29,700.00

Paid the fees vide receipt no. JDTP(N) EAST/PR/0014/2014-15 vide DD No120029, dated: 4/02/2015 drawn on ICICI Bank, M.G. Road, Bangalore & JDTP(N) EAST/PR/0014/2014-15 dated 25-02-2015 vide DD No123907, dated: 25/02/2015 drawn on ICICI Bank, M.G. Road Bangalore.

[illegible]

$\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

ARCHITECT'S SIGNATURE: 

GRACE SIGNATURE:

PROPOSED RESIDENTIAL APARTMENT BUILDING FOR CONSTRUCTION OF MICHIGAN AQUA AT SURVEY ALPH 14, 12/1, 11/1 AND 15, KATAHDIN 415, AT INTERSECTION OF STATE RD 100 S.E. CORNER, GRAND RAPIDS, MI 49503

EAST.
ELEVATION

SHEET 11 OF 11

[illegible]