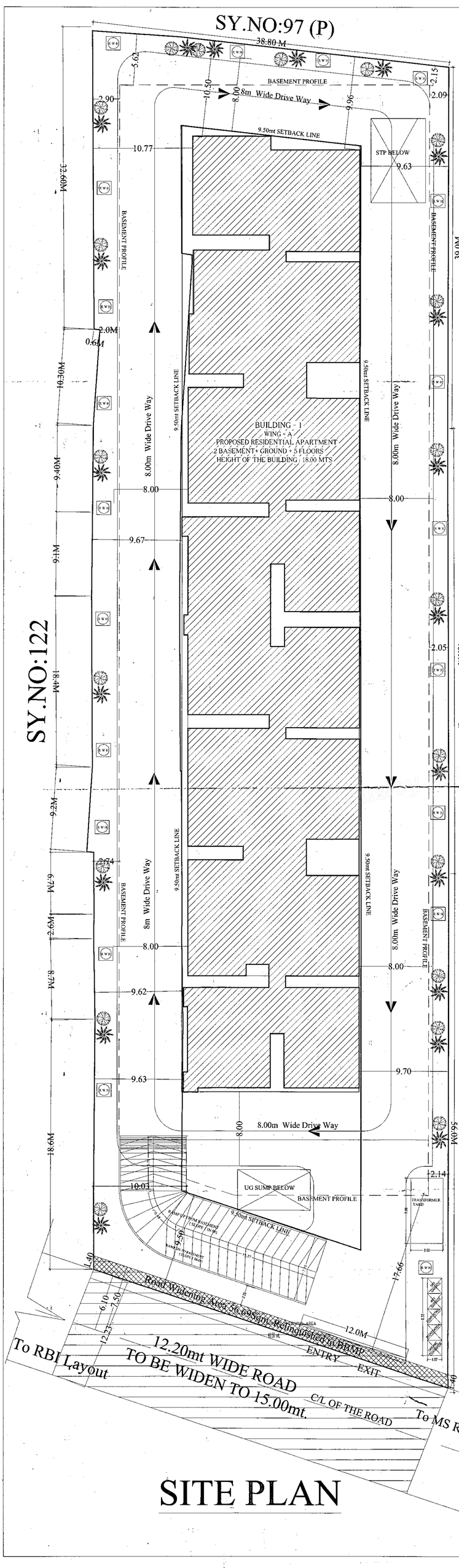


SITE PLAN

FLOORWISE FAR STATEMENT A (RESIDENTIAL BUILDING)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Void Deduction	Parking Deduction	Residential FAR Area	Sub/Tnc. Addition	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor....	91.69	44.80	0.00	27.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fifth Floor....	1813.59	0.00	23.04	0.00	45.46	0.00	1745.09	0.00	1745.09	16.00	0.00
Fourth Floor....	1813.59	0.00	23.04	0.00	45.46	0.00	1745.09	0.00	1745.09	16.00	0.00
Third Floor....	1813.59	0.00	23.04	0.00	45.46	0.00	1745.09	0.00	1745.09	16.00	0.00
Second Floor....	1813.59	0.00	23.04	0.00	45.46	0.00	1745.09	0.00	1745.09	16.00	0.00
First Floor....	1783.69	0.00	23.04	0.00	44.31	0.00	1716.34	0.00	1716.34	15.00	84.87
Ground Floor....	1705.75	0.00	23.04	0.00	44.31	0.00	1638.40	0.00	1638.40	14.00	180.98
Basement First F...	3971.71	0.00	23.04	0.00	5.84	3849.06	53.68	0.00	91.06	0.00	68.16
Basement Second	3971.54	0.00	23.04	0.00	5.84	3795.53	53.68	53.36	144.42	0.00	68.16
Total:	18778.74	44.80	207.36	27.09	282.14	7644.59	10442.48	53.36	10570.58	93	402.17

LP NO.BBMP/Addl.Dir/JD SOUTH / LP/0226/2015-16

This plan sanctions issued subject to the following conditions

Conditions:

1. Sanction is accorded for the proposed Residential Apartment Building at Katha no.2301/97, Survey No.97, Kothanur Village, Uttarahalli Hobli, Bommanahalli zone, Ward No.194, Bangalore South, Bangalore. a) Construction of Block - Wing-A & Wing - B, Comprising of 2 BF + GF + 5UF (Free upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement floor 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 shafts for running telephone cables, cables 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 allow any building materials / debris or footpath or any roads on drains. The debris shall be removed and transported to nearby 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 (Ea & Ed) rules 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 area to make provisions for telecom services as per Bye-law No. 35.
12. The applicant shall take all precautions for safeguarding the environment as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. at & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be returned by the Authority as the first instance, resented in the second instance and cancel the registration of the same is proposed 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 VI of the Karnataka Municipal Corporations Building Rules 2003.
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for Occupancy Certificate to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good equip the storage of water for non-potable purposes or for groundwater recharge in order to augment the ground water table. Failure to maintain the Rain Water Harvesting Structures in working condition shall be viewed as a breach of the conditions mentioned in the Bye-law 32(b).
24. The building should be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" Sesmig 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 bye laws 17 of Bye law No. 32 for the building.
26. Facilities for physically handicapped persons prescribed in schedule VIII of 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 / security / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the lifesaver entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 27 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 activity shall be carried out only between 7.00 AM to 7.00 PM to avoid inconvenience during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Processing unit (minimum capacity 25kg per day) or shall be handed over to the municipal authorities / agencies authorised for the purpose.
31. Fire Protection and Fire Safety requirements should be complied with.
32. Provision shall be made for the disposal of solid waste generated from the premises as per the Bye-laws.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Traffic Police Department.
34. 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.
35. The owner / Association of the high rise building shall get the heating impacted by empanelled agencies of the Fire Force Department to ensure that the Fire Fighting equipment are installed and 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 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 every year.
37. The Owner / Association of the high rise building shall construct two rooms - three in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of the hazards.
38. The NOC from KSPCB / State Level Environment Impact Assessment Clearance should be taken before commencement of work.
39. Improvement Charges for the project should be paid as decided by the BBMP officers.
40. 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 Housing Labour) labor No. LD/HSS/13/2013, dated 31-05-2013

- 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 this 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 of work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any the list of workers engaged by him.
4. At any point of time the 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	GBC/21/0600/2018 dt: 01 - 06 - 2018	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	BSNL	AGM(TP-S)/2018-19/Vol-6/596, dt: 03 - 05 - 2018	
3)	BESCOM	SE/EE/AE/AEE/JE/ANE-3/NOC-0317-18, 2041/41 dt: 31 - 05 - 2017	
4)	Airport Authority of India	BIAL/ICSD/TWR/07/2018/975/549 dt: 27 - 07 - 2018	
5)	BWSSB	[illegible]	
6)	KSPCB	FORM-CTE/1-(1442)/ dt: 31 - 01 - 2018	
7)	SEIAA / MOEF	SEIAA/NOC/MIS/1 dt: 01 - 10 - 2018 & 03 07 2018	

III The Applicant has paid the fee vide Receipt No.RE-ifmx624-TP/000124 dated 09 - 10 - 2018 for the following -

1.	Ground Rent	12,45,375.00
	G.S.T 18 %	2,24,168.00
2.	Betterment Charges	
	a) Fire Building	1,81,670.00
3.	Security Deposit	37,67,500.00
4.	Plan copy charges	50,000.00
5.	Compound Wall charges	10,000.00
6.	Licence Fees	24,90,750.00
7.	Scrutiny Deposit	92,158.00
8.	Add 1% Fee for Administrative Charges towards Labour Cess	47,676.00
9.	Labs Regularization	1,12,500.00
	TOTAL :	72,58,599.00
	SAY Rs.	72,59,000.00

10. Labour Cess - Rs. 47,40,000.00 / Paid vide D.D No. HO/039950/2018 dated 05 - 10 - 2018 RTGS UTR no: DLXB/R52018/000560437.

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No :	BBMP/Addl.Dir/JD SOUTH/0226/15-16		
Application Type :	General	Zone :	Bommanahalli
Proposal Type :	Building Permission	Ward :	Ward-194
Nature of Sanction :	New	Plot No Value :	2301/97
Plot Use :	Residential	City Survey No :	0.00
Location :	Ring-III	Property No. :	0.00
Land Use Zone :	Residential (Main)		
Locality/Street :	0.00		

AREA DETAILS

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	5315.59
DEDUCTION FOR:		
Plot area deducted for Road Widening.		56.69
Total		56.69
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	5258.90
BALANCE AREA OF PLOT (Considered For Premium FAR)	(C)	5315.59
MAX. PERMISSIBLE COVERAGE AREA (50%)		2629.45
Proposed Coverage Area	(32.44%)	1705.75
Achieved Net coverage area	(32.44%)	1705.75
BALANCE COVERAGE AREA LEFT	(17.56%)	923.69
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	11950.08
ADDITIONAL FAR		
ACHIEVED NET FAR AREA	(1.98)	10570.58
BALANCE FAR AREA	(0.27)	1389.5
ACHIEVED BUILT UP AREA		18778.74

COLOR INDEX

- PLOT BOUNDARY
- EXISTING STREET
- FUTURE STREET
- PROPOSED BUILDING LINE
- EXISTING (To be retained)
- EXISTING (To be demolished)

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	301
D	0.90	2.10	467
D1	1.00	2.10	85
MD	1.05	2.10	153

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS
TW	0.60	1.20	298
KD	0.85	2.10	139
KW	0.90	1.20	170
SW1	1.20	1.80	168
SWZ	1.50	1.80	42
SD	1.50	2.10	138
SD1	2.40	2.10	149
CL1	3.10	2.10	06
CL	5.68	2.10	03

BUILDING DETAILS

Block Name	Usage	Architecture	Structure	Carpet Area other than Tenement
A (RESIDENTIAL)	Residential	Apartment/Dwelling Units	Framed	402.17
Parking Type	Total No.	Total Area	Dim. No.	Dim. Area
Car	131	3371.23	115	2881.05
Vehicle in Car Parking		3371.23		402.17
Total Car Parking	131	3371.23	115	2881.05
TwoWheeler	18	247.50	18	0.00
Total Area		3618.73		3644.78

TOTAL FAR BUILT UP AREA STATEMENT

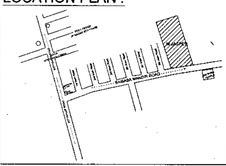
Block Name	Residential FAR Area	Sub/Tnc Addition	Total FAR Area	Total Built Up Area	Tenement No.
A-1 (RESIDENTIAL BUILDING)	10442.48	53.36	10570.58	18778.74	93
Total:	10442.48	53.36	10570.58	18778.74	93

DETAILS OF RAIN WATER HARVESTING STRUCTURES

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.05 X 3.48 X 3	9.50	78.75
	1.05 X 2.00 X 8	16.80	
	1.05 X 2.10 X 8	17.64	
	1.05 X 3.03 X 3	9.18	
	1.05 X 2.74 X 4	8.58	
	1.05 X 2.84 X 3	8.93	
	1.05 X 3.13 X 3	9.83	
	1.05 X 5.18 X 1	5.43	
	1.05 X 5.15 X 1	5.41	
SECOND FLOOR	1.35 X 3.07 X 1	4.07	108.42
	1.35 X 2.94 X 4	11.56	
	1.35 X 2.94 X 1	3.96	
	1.35 X 3.17 X 1	4.28	
	1.35 X 3.18 X 1	4.29	
	1.35 X 5.15 X 2	13.90	
	1.35 X 3.18 X 2	8.58	
	1.35 X 2.10 X 8	22.72	
	1.35 X 3.00 X 6	32.40	
THIRD FLOOR	1.35 X 3.07 X 1	4.07	108.42
	1.35 X 2.94 X 4	11.56	
	1.35 X 2.94 X 1	3.96	
	1.35 X 3.17 X 1	4.28	
	1.35 X 3.18 X 1	4.29	
	1.35 X 5.15 X 2	13.90	
	1.35 X 3.18 X 2	8.58	
	1.35 X 2.10 X 8	22.72	
	1.35 X 3.00 X 6	32.40	
FOURTH FLOOR	1.35 X 3.07 X 1	4.07	108.42
	1.35 X 2.94 X 4	11.56	
	1.35 X 2.94 X 1	3.96	
	1.35 X 3.17 X 1	4.28	
	1.35 X 3.18 X 1	4.29	
	1.35 X 5.15 X 2	13.90	
	1.35 X 3.18 X 2	8.58	
	1.35 X 2.10 X 8	22.72	
	1.35 X 3.00 X 6	32.40	
FIFTH FLOOR	1.35 X 3.07 X 1	4.07	108.42
	1.35 X 2.94 X 4	11.56	
	1.35 X 2.94 X 1	3.96	
	1.35 X 3.17 X 1	4.28	
	1.35 X 3.18 X 1	4.29	
	1.35 X 5.15 X 2	13.90	
	1.35 X 3.18 X 2	8.58	
	1.35 X 2.10 X 8	22.72	
	1.35 X 3.00 X 6	32.40	

LOCATION PLAN :



SCHEDULE OF OPENINGS :

NAME	SIZE	DESCRIPTION
MD	1050 X 2100	MAIN DOOR
D	900 X 2100	DOOR
D1	850 X 2100	DOOR
DW	1500X2100 (850X2100+650X1200)	DOOR/WINDOW
DW1	2400X2100 (1200X2100+600X1200)	DOOR/WINDOW
SDW	2400X2100 (1200X2100+600X1200)	DOOR/WINDOW
W	900 X 1200	WINDOW
W1	1200 X 1200	WINDOW
W2	1500 X 1200	WINDOW
W3	1800 X 1200	WINDOW
W4	2400 X 1200	WINDOW
KW	900 X 900	KITCHEN WIN
KW1	1200 X 900	KITCHEN WIN
V	600 X 900	VENTILATOR

OWNER :

M/S REDDY HOUSING PVT LTD
REPRESENTED BY ITS AUTHORISED
SIGNATORY SRI V VIJAYA BHASKARA REDDY

ADDRESS : NO. 133/1,THE RESIDENCY , 2ND FLOOR,
RESIDENCY ROAD , BANAGLORE -560 025

ARCHITECT :

D.Gurappa,
BCC/BL-3.6/E:3233:08-09

PROJECT:

PLAN SHOWING RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 2301/97,SURVEY NO : 97, KOTHANUR VILLAGE , UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, BANGALORE : 560 078

DRAWING TITLE:

SITE PLAN

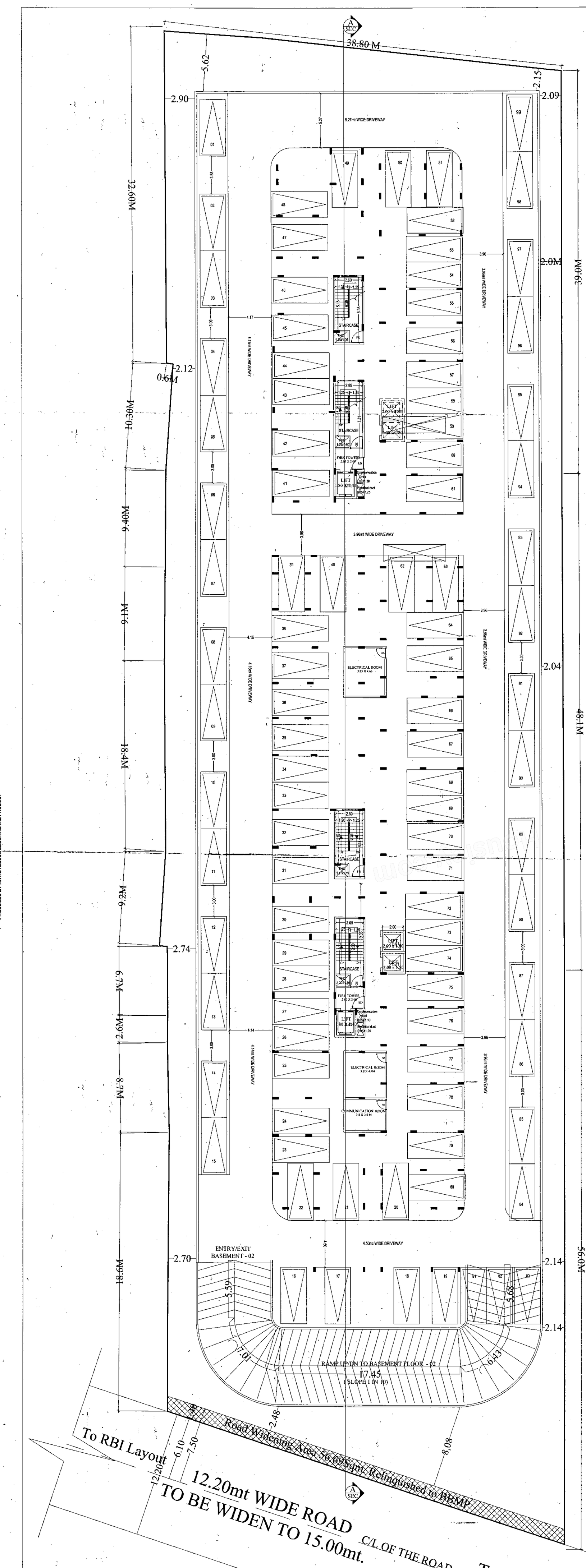
SANCTION DRAWING

SHEET NO :- 01 OF 07

SCALE	DATE
1 : 100	

NORTH

NOTE : ALL DIMENSIONS ARE IN Mts



BASEMENT 2 FLOOR PLAN

TOTAL NOS.OF CARS
PROVIDED = 99 NOS.

LP NO.BBMP/Addl.Dir/JD SOUTH / LP/0226/2015-16

This plan sanctioning issued subject to the following conditions

Conditions:

1. Sanction is accorded for the proposed Residential Apartment Building
Katha No:2301/97, Survey No:97, Kothanur Village, Uttarahalli Hobli, Bommanahalli zone, Ward No:194, Bangalore South, Bangalore
a) Construction of Block - Wing-A & Wing - B, Consts of 2 BF + GF + 51F (Five upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 setting 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 (Elx & El) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule Schedule - IV (Bye-law No. 3.8) under sub section IV-B (d) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicants 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.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 2500 k.g. capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for 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 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 every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments used are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
37. The Owner / Association of the highrise building shall conduct two mock - 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. The NOC from KSPCB / State Level Environment Impact Assessment Clearance should be taken before commencement of work.
39. Improvement Charges for the property should be paid as decided by the BBMP in future.
40. 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 (Mandalagi Hoodilee) 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	GBC(1)/269/2018 dt: 01 - 08 - 2018	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	BSNL	AGM(TP)/E-6/2018-19/Vol-6/806, dt: 03 - 05 - 2018	
3)	BESCOM	SEE/EE/CSEE/DYCE/AE/JAO/C-65/17-18, 334547 dt: 31 - 08 - 2017	
4)	Airport Authority of India	BANGSOUTH/BI/0721/0/15/346 dt: 22 - 07 - 2016	
5)	BWSSB	BWSSB/CGT/JDBC/NOC/KARCHAKA HUNE/1401/16 dt: 04 - 08 - 2016	
6)	KSPCB	PCB/BBMP/NOC/31420 dt: 30 - 07 - 2018	
7)	SEIAA / MOEF	SEIAA 155/CH/2015 dt: 06 - 01 - 2016 & 05.07.2016	

III. The Applicant has paid the fee vide Receipt No RE-inv524-TP/000124 dated: 06 - 10 - 2015 for the following -

1.	Ground Rent G.B.T 18 %	:	12,45,375.00
		:	2,24,168.00
2.	Betterment Charges a) For Building	:	1,61,670.00
3.	Security Deposit	:	27,67,500.00
4.	Plan copy charges	:	85,000.00
5.	Compound Wall charges	:	10,000.00
6.	Licence Fees	:	24,90,750.00
7.	Scrutiny Deposit	:	92,158.00
8.	Add 1% Fee for Administrative Charges towards Labour Cess	:	47,878.00
9.	Lake Rejuvenation	:	1,32,900.00
	TOTAL	:	72,58,399.00
		SAY Rs.	72,50,000.00

10. Labour Cess : Rs. 47,40,000.00 /- Paid vide D.D No. HO/33986/2018 dated: 05 - 10 - 2018
RTGS UTR No: DLXRS52018100000500407.

ಮಾಲಾ ಷರತ್ತು:

ಷ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ ಮತ್ತು ಇತರೆ ಕಟ್ಟಡಗಳು ಮತ್ತು ಸಾರ್ವಜನಿಕ ಸೌಲಭ್ಯಗಳ ಸಂಕೀರ್ಣಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಕರ್ನಾಟಕ ಕಟ್ಟಡ ಮತ್ತು ಇತರೆ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕರ ಕಲ್ಯಾಣ ಮಂಡಳಿಯಲ್ಲಿ ನೋಂದಣಿ ಮಾಡಿಸಿರುವ ಬಗ್ಗೆ ದೃಢೀಕರಣ ಪತ್ರ ಸಲ್ಲಿಸುವುದು.

ಸದರಿ ಕಟ್ಟಡದ ಕಾಮಗಾರಿಯನ್ನು ಕರ್ನಾಟಕ ಕಟ್ಟಡ ಮತ್ತು ಇತರೆ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕರ ಕಲ್ಯಾಣ ಮಂಡಳಿಯಲ್ಲಿ ನೋಂದಣಿ ಮಾಡಿಸಿರುವ ಗುತ್ತಿಗೆದಾರರಿಗೆ ವಹಿಸುವುದು.

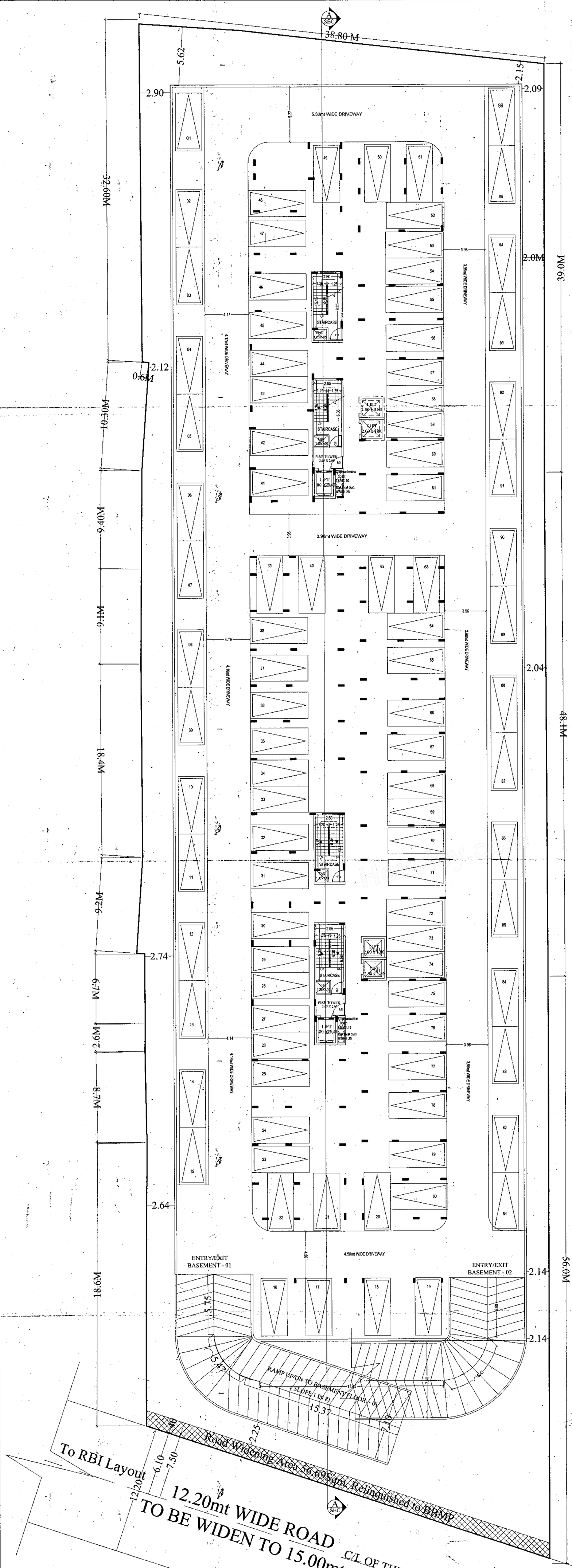
ಸದರಿ ಕಟ್ಟಡದ ಕಾಮಗಾರಿಯಲ್ಲಿ ಕಾರ್ಯನಿರ್ವಹಿಸುವ ಕಾರ್ಮಿಕರಿಗೆ ಕಾಲಕಾಲಕ್ಕೆ ಸರ್ಕಾರದಿಂದ ಹೊರಡಿಸಲಾಗುವ ಕಾರ್ಮಿಕ ಕಲ್ಯಾಣ ಯೋಜನೆಗಳನ್ನು ಅನುಷ್ಠಾನಗೊಳಿಸುವುದು.

ಸದರಿ ಕಟ್ಟಡದ ಕಾಮಗಾರಿಯಲ್ಲಿ ಕಾರ್ಯನಿರ್ವಹಿಸುವ ಕಾರ್ಮಿಕರಿಗೆ ಕುಡಿಯಲು ಶುದ್ಧ ನೀರು, ಶೌಚಾಲಯ, ವಿಶ್ರಾಂತಿ ಕೊಠಡಿ ಮತ್ತು ಪ್ರಥಮ ಚಿಕಿತ್ಸೆ ಸೌಲಭ್ಯ ಒದಗಿಸುವುದು.

ಸದರಿ ಕಟ್ಟಡದ ಕಾಮಗಾರಿಯಲ್ಲಿ ಕಾರ್ಯನಿರ್ವಹಿಸುವ ಕಾರ್ಮಿಕರ ಮಕ್ಕಳಿಗೆ ಶಾಲೆಗೆ ಹೋಗಲು ಅನುಕೂಲ ಮಾಡಿಕೊಡುವುದು.

ಸದರಿ ಕಟ್ಟಡದ ಕಾಮಗಾರಿಯಲ್ಲಿ ಕಾರ್ಯನಿರ್ವಹಿಸುವ ಕಾರ್ಮಿಕರಿಗೆ ಕೆಲಸ ಮಾಡುವ ಸ್ಥಳದಲ್ಲಿ ಅಗತ್ಯ ಸುರಕ್ಷಾ ಕ್ರಮಗಳನ್ನು ಅಳವಡಿಸುವುದು.

ಸದರಿ ಕಟ್ಟಡದ ಕಾಮಗಾರಿಯಲ್ಲಿ ಕಾರ್ಯನಿರ್ವಹಿಸುವ ಕಾರ್ಮಿಕರಿಗೆ ಕಾಲಕಾಲಕ್ಕೆ ಸರ್ಕಾರದಿಂದ ಹೊರಡಿಸಲಾಗುವ ಆರೋಗ್ಯ ಭದ್ರತೆ ಮತ್ತು ಸುರಕ್ಷತೆ ಕ್ರಮಗಳನ್ನು ಅನುಷ್ಠಾನಗೊಳಿಸ



BASEMENT 1 FLOOR PLAN

TOTAL NOS.OF CARS PROVIDED = 96 NOS.

LP NO.BBMP/Addl.Dir/JD SOUTH / LP/0226/2015-16

This plan sanctions issued subject to the following conditions

Conditions:

1. Sanction is accorded for the proposed Residential Apartment Building
Katha No.2301/97, Survey No.97, Kothanur Village, Uttarahalli Hobli, Bommanahalli zone, Ward No.194, Bangalore South, Bangalore
a) Construction of Block - Wing-A & Wing - B, Consts of 2 BF + GF + SUF (Five upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 / unforward 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 (E& & 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 ensure during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule Schedule - IV (Bye-law No. 3.6) under sub section (1)-6 (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 before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM 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 2500 k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
34. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of 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 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.
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. The NOC from KSPCB / State Level Environment Impact Assessment Clearance should be taken before commencement of work.
39. Improvement Charges for the property should be paid as decided by the BBMP in future.
40. 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 (Hosadaga Hoodlae) Letter No. LE/255/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	GBC(1)/299/2018 dt. 01 - 05 - 2018	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	BSNL	AGM(TP)S-6/2018-19/Vol-III/06, dt. 03 - 05 - 2018	
3)	BESCOM	SE/EE/AEE/JE/NES-3/NOC-05/17-18, 2245-47 dt. 31 - 05 - 2017	
4)	Airport Authority of India	BANG/SOUTH/802/2016/157546 dt. 22 - 01 - 2016	
5)	BWSSB	KWS&D/Sewerage/NOC/Ward Yard/ 0188/18-19 dt. 04 - 06 - 2018	
6)	KSPCB	PCB/CFO/CFO/1111420 dt. 30 - 07 - 2018	
7)	SEIAA / MOEF	SEIAA/150/CON/2015 dt. 05 - 01 - 2018 & 03.07.2018	

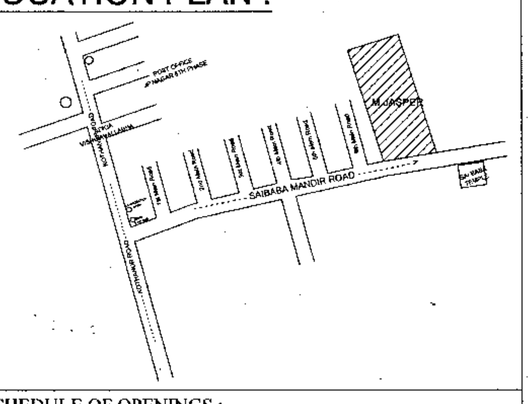
III. The Applicant has paid the fee vide Receipt No.RE-ehm524-TP/000124 dated: 06 - 10 - 2018 for the following -

1.	Ground Rent	12,45,375.00
	G.S.T 18 %	2,24,168.00
2.	Betterment Charges as For Building	1,61,670.00
3.	Security Deposit	27,67,500.00
4.	Plan copy charges	86,000.00
5.	Composed Wall charges	10,020.00
6.	Licence Fees	24,50,750.00
7.	Scrutiny Deposit	92,150.00
8.	Add 1% Fee for Administrative Charges towards Labour Cess	47,876.00
9.	Lake Rejuvenation	1,02,500.00
	TOTAL	72,56,309.00
	SAY Rs.	72,59,000.00

10. Labour Cess , Rs. 47,40,000.00 /- Paid vide D.D No. HO/339862/2018 dated: 05 - 10 - 2018
RTGS UTR No: DLXBR52018100500500407.

ಮೂಲ ಪ್ರತಿ:

LOCATION PLAN :



SCHEDULE OF OPENINGS :

NAME	SIZE	DESCRIPTION
MD	1050 X 2100	MAIN DOOR
D	900 X 2100	DOOR
D1	850 X 2100	DOOR
DW	1500X2100 (850X2100+650X1200)	DOOR/WINDOW
DW1	2400X2100 (1200X2100+600X1200)	DOOR/WINDOW
SDW	2400X2100 (1200X2100+600X1200)	DOOR/WINDOW
W	900 X 1200	WINDOW
W1	1200 X 1200	WINDOW
W2	1500 X 1200	WINDOW
W3	1800 X 1200	WINDOW
W4	2400 X 1200	WINDOW
KW	900 X 900	KITCHEN WIN
KW1	1200 X 900	KITCHEN WIN
V	600 X 900	VENTILATOR

OWNER :

M/S REDDY HOUSING PVT.LTD
REPRESENTED BY ITS AUTHORISED SIGNATORY SRI V.VIJAYA BHASKARA REDDY

ADDRESS : NO. 133/1,THE RESIDENCY , 2ND FLOOR, RESIDENCY ROAD , BANAGLORE -560 025

ARCHITECT :

D.Gurappa,
BCC/BL-3.6/E:3233:08-09

PROJECT:

PLAN SHOWING RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 2301/97,SURVEY NO : 97, KOTHANUR VILLAGE , UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, BANGALORE : 560 078

DRAWING TITLE:

BASEMENT 1 FLOOR PLAN

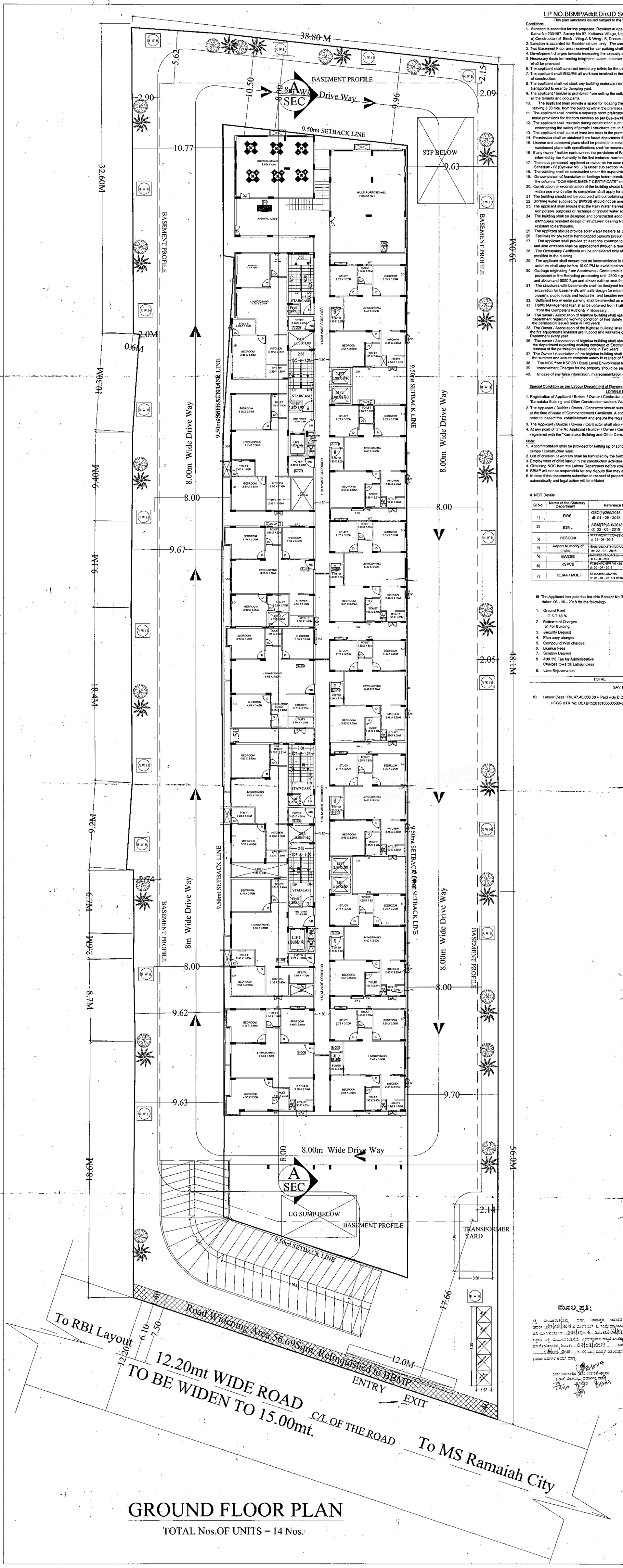
SANCTION DRAWING

SHEET NO :- 03 OF 07

SCALE 1 : 100

NORTH

NOTE : ALL DIMENSIONS ARE IN Mts



GROUND FLOOR PLAN

TOTAL Nos.OF UNITS = 14 Nos.

LP NO.BBMP/Addl.Dir/JD SOUTH / LP/0226/2015-16

This plan sanctions issued subject to the following conditions

Conditions.

1. Sanction is accorded for the proposed Residential Apartment Building
Katha No:2301/97, Survey No:97, Kothanur Village, Uttarahalli Hobli, Bommanahalli zone, Ward No:194, Bangalore South, Bangalore
a) Construction of Block - Wing-A & Wing - B, Consists of 2 BF + GF + SUF (Five upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use
3. Two Basement Floor 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 / unforeseen 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. 23.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3 (b) under sub section (4 & (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the plinth, an intimation "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water water supply from 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. 20 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM 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 2500 k.g. capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building)
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for 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 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 the 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.
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 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.
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. The NOC from KSPCB / State Level Environmnet Impact Assessment Clearance should be taken before commencement of work
39. Improvement Charges for the property should be paid as decided by the BBMP in future.
40. 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 (Moadagaci Hoodake) Letter No. LD05LET2013, 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	GBC/(1)/269/2016 dt: 01 - 08 - 2018	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	BSNL	AGM/TF/S-6/2018-19/Vol-09/06, dt: 03 - 05 - 2018	
3)	BESCOM	SE(EE)/EE(EE)/AEE 3/NOC-05/17-18, 3245-47 dt: 21 - 06 - 2017	
4)	Airport Authority of India	BANGI/SOUTH/SI/0722/95/157546 dt: 22 - 07 - 2018	
5)	BWSSB	BWSSB/CE(CWL)/SE(WW)/DE(SWD-1)/AEE(WW)/F-19 dt: 31 - 08 - 2018	
6)	KSPCB	PCB/SH/CON/171145-420 dt: 30 - 07 - 2018	
7)	SEIAA / MOEF	SEIAA/NOC/00215 dt: 05 - 01 - 2018 & 03.07.2018	

III. The Applicant has paid the fee vide Receipt No.RS-ifms524-TP/000124 dated: 06 - 10 - 2015 for the following:-

1.	Ground Rent	:	12,45,375.00
	G.S.T 18 %		2,24,168.00
2.	Betterment Charges a) For Building	:	1,81,870.00
3.	Security Deposit	:	27,67,500.00
4.	Plan copy charges	:	86,000.00
5.	Compound Wall charges	:	10,000.00
6.	Licence Fees	:	24,90,750.00
7.	Sanctny Deposit	:	92,158.00
8.	Add 1% Fee for Administrative Charges towards Labour Cess	:	47,878.00
9.	Lake Rejuvenation	:	1,32,900.00
	TOTAL	:	72,58,399.00
	SAY Rs.		72,59,000.00

10. Labour Cess : Rs. 47,40,000.00 /- Paid vide D.D No. HO/33686/2018 dated: 05 - 10 - 2018
KTGS UTR No: DLKBR/22015100000004/07.

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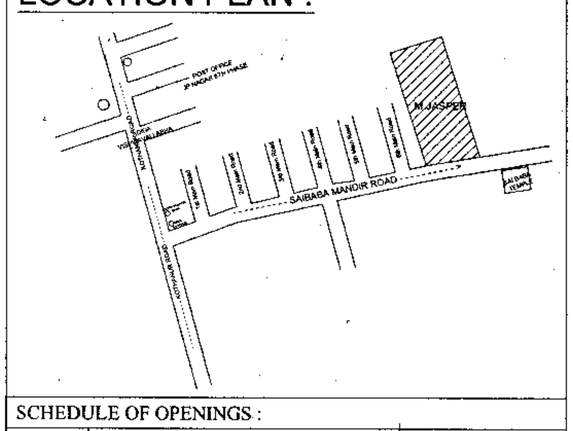
LOCATION PLAN :



SCHEDULE OF OPENINGS :

NAME	SIZE	DESCRIPTION
MD	1050 X 2100	MAIN DOOR
D	900 X 2100	DOOR
D1	850 X 2100	DOOR
DW	1500X2100 (850X2100+650X1200)	DOOR/WINDOW
DW1	2400X2100 (1200X2100+600X1200)	DOOR/WINDOW
SDW	2400X2100 (1200X2100+600X1200)	DOOR/WINDOW
W	900 X 1200	WINDOW
W1	1200 X 1200	WINDOW
W2	1500 X 1200	WINDOW
W3	1800 X 1200	WINDOW
W4	2400 X 1200	WINDOW
KW	900 X 900	KITCHEN WIN
KW1	1200 X 900	KITCHEN WIN
V	600 X 900	VENTILATOR

OWNER :

M/S REDDY HOUSING PVT.LTD
REPRESENTED BY ITS AUTHORISED SIGNATORY SRI V.VIJAYA BHASKARA REDDY

ADDRESS : NO. 133/1,THE RESIDENCY , 2ND FLOOR, RESIDENCY ROAD , BANAGLORE -560 025

ARCHITECT :

D.Gurappa,
BCC/BL-3.6/E:3233:08-09

PROJECT:

PLAN SHOWING RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 2301/97,SURVEY NO : 97, KOTHANUR VILLAGE , UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, BANGALORE : 560 078

DRAWING TITLE:

GROUND FLOOR PLAN

SANCTION DRAWING

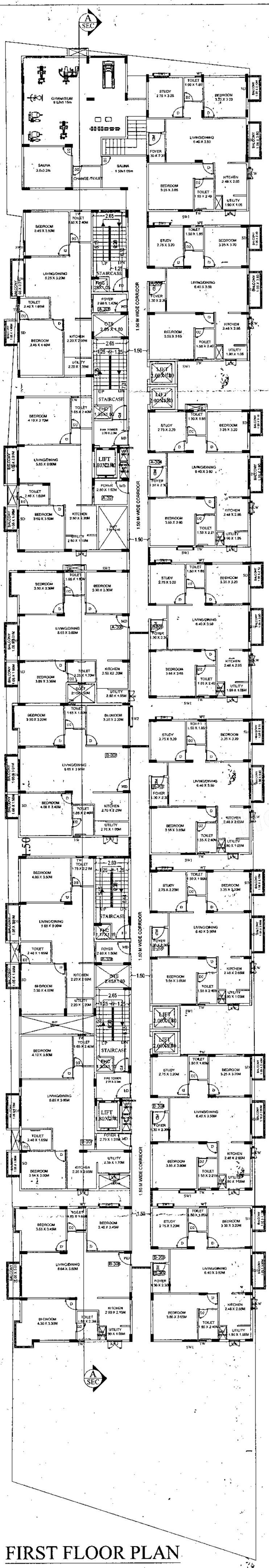
SHEET NO :- 04 OF 07

SCALE

1 : 100

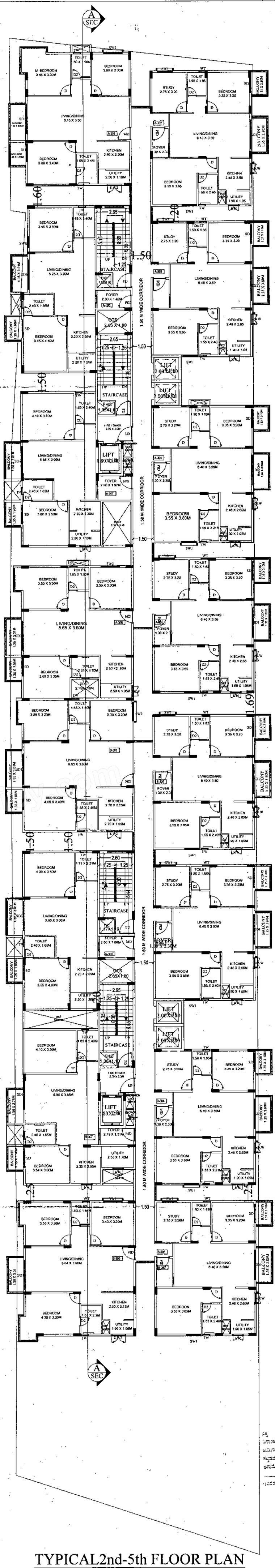
NORTH

NOTE : ALL DIMENSIONS ARE IN Mts



FIRST FLOOR PLAN

TOTAL Nos.OF UNITS = 15 Nos.



TYPICAL2nd-5th FLOOR PLAN

UNITS 16 X 4 FLOORS = 64 Nos.

LP NO.BBMP/Addl.Dir/JD SOUTH / LP/0226/2015-16

The plan sanctione issued subject to the following conditions

Conditions.

1. Sanction is accorded for the proposed Residential Apartment Building
   Katha No:2301/97 Survey No:97, Kothanur Village, Uttarahalli Hobli, Bommanahalli zone, Ward No:194, Bangalore South, Bangalore .
   a) Construction of Block - Wing-A & Wing - B, Consits of 2 BF + GF + 5UF (Five upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use
3. Two Basement Floor 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 (Ee & 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. Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule Schedule - IV (Bye-law No. 3.6) under sub section IV-5 (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 before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a)
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl No 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM 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 2500 kg. capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building)
31. The structures with basements shall be designed for structural stability and safety to ensure 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 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 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 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.
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. The NOC from KSPCB / State Level Environment Impact Assessment Clearance should be taken before commencement of work
39. Improvement Charges for the property should be paid as decided by the BBMP in future
40. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. , LD/95LET/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	GBC(1)/269/2018 dt. 01 - 08 - 2018	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	BSNL	AGM(TP)S-6/2018-19/Vol-69/08, dt- 03 - 05 - 2018	
3)	BESCOM	SF-EAST/SE(D)/AEE-3/NOC-0517-18 3246-47 dt. 21 - 06 - 2017	
4)	Airport Authority of India	BANGI/SOUTH-B-0722/18-167548 dt. 22 - 07 - 2018	
5)	BWSSB	[illegible] dt. 04 - 02 - 2019	
6)	KSPCB	PCB/SAE/CNR/174-X/06 dt. 30 - 07 - 2018	
7)	SEIAA / MOEF	SEIAA 156 CON 2018 dt. 05 - 01 - 2018 & 25-07-2018	

III. The Applicant has paid the fee vide Receipt No.RE-ifms/24-TP/000124 dated: 05 - 10 - 2018 for the following -

1.	Ground Rent	:	12,45,375.00
	G.S.T 18 %	:	2,24,168.00
2.	Betterment Charges e) For Building	:	1,81,670.00
3.	Security Deposit	:	27,67,500.00
4.	Plan copy charges	:	66,000.00
5	Compound Wall charges	:	10,000.00
6.	Licence Fees	:	24,90,750.00
7.	Scrutiny Deposit	:	92,158.00
8.	Add 1% Fee for Administrative Charges towards Labour Cess	:	47,678.00
9.	Lake Rejuvenation	:	1,32,900.00
	TOTAL	:	72,66,399.00
		SAY Rs.	72,59,000.00

10. Labour Cess : Rs. 47,40,000.00/- Paid vide G.D No. HO/33986/2018 dated. 05 - 10 - 2018 RTGS UTR No: DLXBR52018100500500407.

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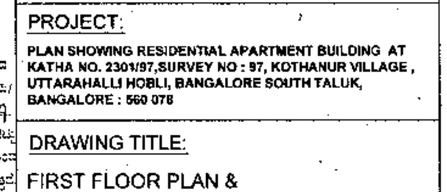
LOCATION PLAN :



SCHEDULE OF OPENINGS :

NAME	SIZE	DESCRIPTION
MD	1050 X 2100	MAIN DOOR
D	900 X 2100	DOOR
D1	850 X 2100	DOOR
DW	1500X2100 (850X2100+650X1200)	DOOR/WINDOW
DW1	2400X2100 (1200X2100+600X1200)	DOOR/WINDOW
SDW	2400X2100 (1200X2100+600X1200)	DOOR/WINDOW
W	900 X 1200	WINDOW
W1	1200 X 1200	WINDOW
W2	1500 X 1200	WINDOW
W3	1800 X 1200	WINDOW
W4	2400 X 1200	WINDOW
KW	900 X 900	KITCHEN WIN
KW1	1200 X 900	KITCHEN WIN
V	600 X 900	VENTILATOR

OWNER :

M/S REDDY HOUSING PVT.LTD
REPRESENTED BY ITS AUTHORISED SIGNATORY SRI V.VIJAYA BHASKARA REDDY

ADDRESS : NO. 133/1,THE RESIDENCY , 2ND FLOOR, RESIDENCY ROAD , BANAGLORE -560 025

ARCHITECT :

D.Gurappa,
BCC/BL-3.6/E:3233:08-09

PROJECT:

PLAN SHOWING RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 2301/97,SURVEY NO : 97, KOTHANUR VILLAGE , UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, BANGALORE : 560 078

DRAWING TITLE:

FIRST FLOOR PLAN & TYPICAL2nd-5th FLOOR PLAN.

SANCTION DRAWING

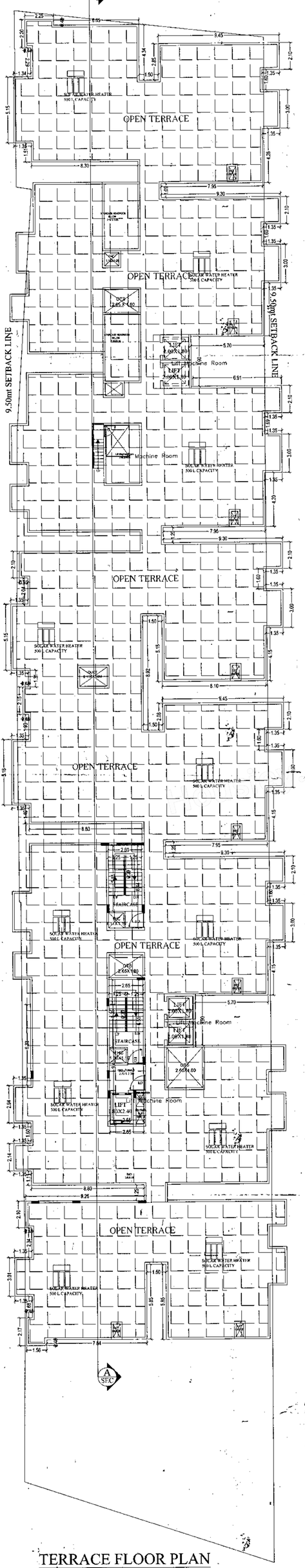
SHEET NO :- 05 OF 07

SCALE 1 : 100

NORTH

NOTE : ALL DIMENSIONS ARE IN Mts

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



TERRACE FLOOR PLAN

LP NO.BBMP/Addl.Dir/JD SOUTH / LP/0226/2015-16

This plan sanction is subject to the following conditions

Conditions

1. Sanction is accorded for the proposed Residential Apartment Building Katha No:2301/97, Survey No:97, Kothanur Village, Uttarahalli Hobli, Bommanahalli zone, Ward No:194, Bangalore South, Bangalore. a) Construction of Block - Wing(A & Wing - B, Consist of 2 BF + GF + 10UF (no upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use
3. Two Basement Floor 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 ensure that temporary sheds for the use of construction workers and it should be dismantled after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8. The applicant shall not block any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to clear by dumping yard.
9. The applicant / builder is prohibited from setting the setback area / open spaces and the common facility areas, which shall be processable to all the tenants and occupants
10. The applicant shall provide a space for locating the distribution transformers & associated equipments as per K.E.R.C.(E & D) code leaving 3.00 mts from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 2.65 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 approved plan is valid for two years from the plan issue date.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owners / builder continues the possession 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. 3.5) under sub section 1-A (b) to (e).
18. The building shall be constructed under the supervision of a registered structural engineer
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "FOUNDATION CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards minimizing the building risk related to earthquake.
25. The applicant should provide solar water heaters as per bye-law 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 should provide at least one common toilet on the ground floor for the use of visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the accepted entry and also entrance shall be approached through a ramp for permission to access the building.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 26 & 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 not exceed from 10.00 PM to avoid hindrance during late hours.
30. Garbage engineering from Apartments / Commercial Buildings shall be segregated into organic and inorganic waste and should be processed at the Recycling processing unit. 2000 kg capacity installed at site for its reuse / disposal (mandatory for Residential units of 50 and above and 2000 Sqm and above built up area for Commercial buildings).
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and 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 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 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.
36. The owners / 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.
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. The NOC from KSPCB / State Level Environment Impact Assessment Clearance should be taken before commencement of work.
39. Improvement Charges for the property should be paid as decided by the BBMP in future.
40. 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 (Benaatsap Hendige) Letter No. LE/65/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 Reg-istration or installment 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 registered of establishment and workers working at construction site or work place
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in he 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 camp / 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.

6. BBMP will not be responsible for any dispute that may arise in respect of property in question.
7. 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

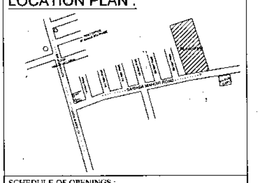
Sl.No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	FIRE	GBC/110/2018 dt: 01 - 08 - 2018	All the conditions imposed in the letter issued by the statutory body should be adhered to
2)	BWAI	AC/NA/TP/58-6/2018 19/Vol-05/06, dt: 03 - 05 - 2019	
3)	BESCOM	KEB/NOC/LT/560/1/2018-19/Ud-05/1-3, Ud-05/1-4 dt: 21 - 06 - 2019	
4)	Airport Authority of India	BANGI/SOUTH/BTS/NOC/187546 dt: 22 - 07 - 2019	
5)	BWSSB	BWS/NOC/CAN/WATER/NOC/KA/BN/0019/19 dt: 04 - 06 - 2019	
6)	KSPCB	CTO/0000/CFO/1/19-20 dt: 30 - 07 - 2019	
7)	SEIAA / MOEF	SEIAA/KA/MIS/204/2019, dt: 04 - 04 - 2019 & 08-07-2019	

III The Applicant has paid the tax vide Receipt No.PE-shwet2a-TR/000124 dated: 06 - 10 - 2015 for the following -

1	Ground Rent G.S.T 18 %	12,49,375.00 / 2,24,888.00
2.	Betterment Charges in For Building	1,01,576.00
3.	Security Deposit	27,67,500.00
4.	Plan copy charges	50,000.00
5	Compound Wall charges	10,000.00
6.	Licence Fees	24,90,750.00
7.	Scrutiny Deposit	92,158.00
8	Add 1% Fee for Administrative Charges towards Labour Cess	47,876.00
9	Lake Rejuvenation	1,52,500.00
	TOTAL	72,58,385.00
	SAY Rs	72,59,000.00

10 Labour Cess : Rs. 47,40,000.00 /- Paid vide D.D No. HO03986/2018, dated: 05 - 10 - 2018 RTGS UTR No: IA JAR52018100505004047.

LOCATION PLAN :



SCHEDULE OF OPENINGS :		
NAME	SIZE	DESCRIPTION
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SDW	2400X2100 (1200X2100+600X1200)	DOOR/WINDOW
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W1	1200 X 1200	WINDOW
W2	1500 X 1200	WINDOW
W3	1800 X 1200	WINDOW
W4	2400 X 1200	WINDOW
KW	900 X 900	KITCHEN WIN
KW1	1200 X 900	KITCHEN WIN
V	600 X 900	VENTILATOR

OWNER :

M/S REDDY HOUSING PVT.LTD
REPRESENTED BY ITS AUTHORISED
SIGNATORY SRI V.VIJAYA BHASKARA REDDY

ADDRESS : NO. 133/1,THE RESIDENCY , 2ND FLOOR,
RESIDENCY ROAD , BANAGLORE -560 025

ARCHITECT :

D.Gurappa,
BCC/BL-3.6/E:3233:08-09

PROJECT :

PLAN SHOWING RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 2301/97,SURVEY NO : 97, KOTHANUR VILLAGE , UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, BANGALORE : 560 078

DRAWING TITLE :

TERRACE FLOOR PLAN

SANCTION DRAWING

SHEET NO :- 06 OF 07

SCALE

1 : 100

NORTH

NOTE : ALL DIMENSIONS ARE IN Mts

ಮೂಲ ಪ್ರತಿ :

ದಿನಾಂಕ: 03/8/2019 ರಂದು ಅಂಗೀಕರಿಸಿದ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಸಂಖ್ಯೆ: LP/0226/15-16 ದಿನಾಂಕ: 07/09/2019 ಕ್ಕೆ ಮಾರ್ಪಾಡಿಸಲಾದ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಪ್ರತಿ ಎಲ್ಲಿ ಮಾರ್ಪಾಡಿಸಲಾದ ದಿನಾಂಕ: 07/09/2019 ಕ್ಕೆ ಅಂಗೀಕರಿಸಲಾದ ದಿನಾಂಕ: 06/09/2021 ಅಂದು ಮಾರ್ಪಾಡು ಮಾಡಲಾಗಿದೆ (ಮಾರ್ಪಾಡು ಮಾಡಿದ ಪ್ರತಿ)

ಉಪ ಸಂಚಾಲಕರು (ಕಟ್ಟಡ-ಪ್ರ.)
ಸಹಾಯಕ ಸಂಚಾಲಕರು (ಕಟ್ಟಡ)

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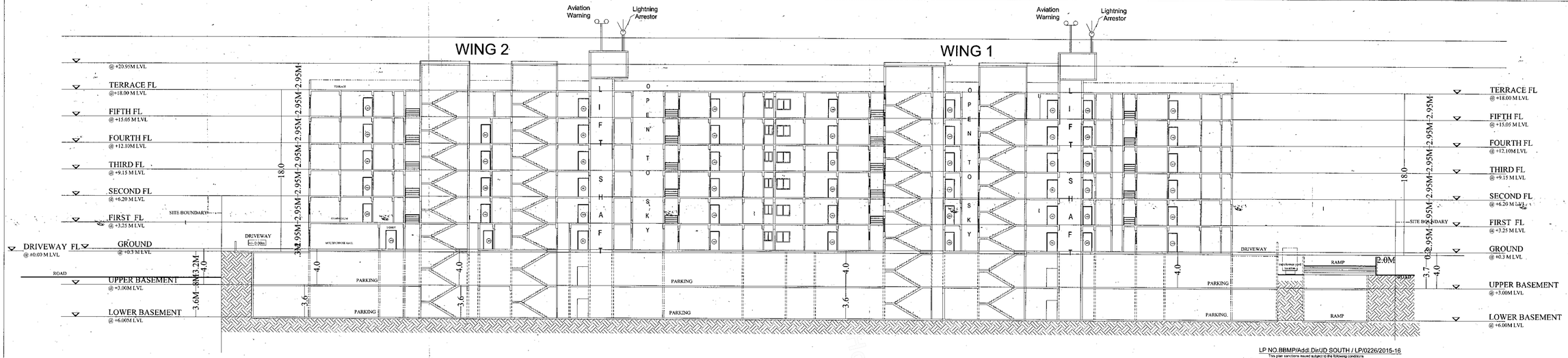
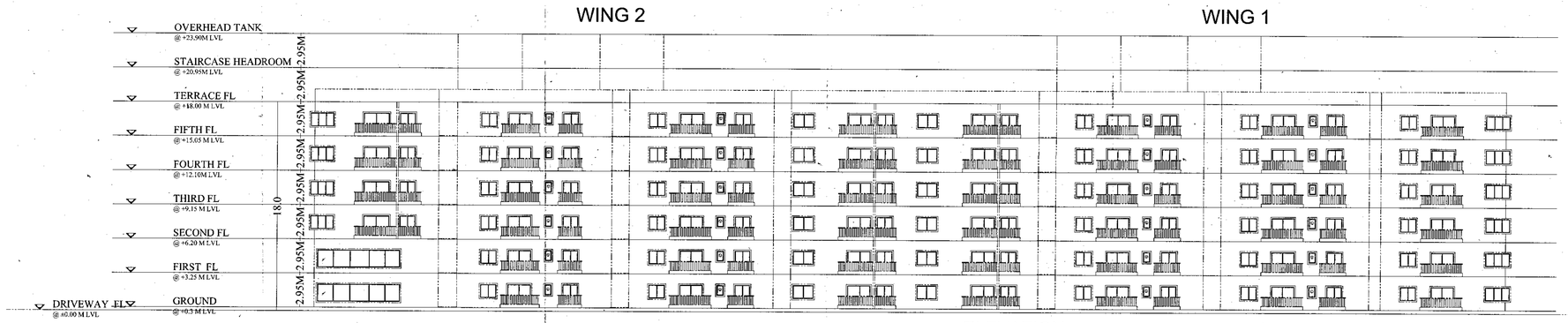


SECTION



ELEVATION

NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	FIRE	GBC(1)/269/2018 dt: 01 - 08 - 2018	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	BBML	AGM(TP)5-6/2018-19/Ward-68/08 dt: 03 - 05 - 2018	
3)	BESCOM	REF:KEB/SEE/AE(C)-3/HOC-651/17-18, 3265-67 dt: 21 - 06 - 2017	
4)	Airport Authority of India	AAI/NOC/CO/TP/BDC/121/KO/Other dt: 23 - 07 - 2018	
5)	BWSSB	BWSSB/CE(WR)/SE(WR-2)/EE(WR-7)/AEE(WR-7)/F.No.KIA/2017-18	
6)	KSPCB	PCB/NOC/KP/77/HO/ dt: 30 - 07 - 2018	
7)	SEIAA / MoEF	SEIAA/ SEIOC/N0/05 dt: 08 - 01 - 2018 & 05-07-2018	

II. The Applicant has paid the fee vide Receipt No.RE-Ifree024-TP/000124 dated: 08 - 10 - 2018 for the following :-

1.	Ground Rent G.S.T 18 %	92,45,375.00 2,24,168.00
2.	Betterment Charges at Fee Building	1,61,670.00
3.	Security Deposit	27,67,500.00
4.	Plan copy charges	95,000.00
5.	Compound Wall charges	10,000.00
6.	Licence Fees	24,90,750.00
7.	Scrutiny Deposit	92,158.00
8.	Add 1% Fee for Administrative Charges towards Labour Cess	47,878.00
9.	Lake Rejuvenation	1,32,900.00
	TOTAL	72,58,399.00
	SAY Rs.	72,58,000.00

10. Labour Cess : Rs. 47,42,000.00 !! Paid vide D.D No. HO/03866/2018 dated: 05 - 10 - 2018 RTGS UTR No. DLKSBR52018100500407.

LOCATION PLAN :

SCHEDULE OF OPENINGS :

NAME	SIZE	DESCRIPTION
MD	1050 X 2100	MAIN DOOR
D	900 X 2100	DOOR
D1	850 X 2100	DOOR
DW	1500X2100 (850X2100+650X1200)	DOOR/WINDOW
DW1	2400X2100 (1200X2100+600X1200)	DOOR/WINDOW
SDW	2500X2100 (1200X2100+600X1200)	DOOR/WINDOW
W	900 X 1200	WINDOW
W1	1200 X 1200	WINDOW
W2	1500 X 1200	WINDOW
W3	1800 X 1200	WINDOW
W-1	2400 X 1200	WINDOW
KW	900 X 900	KITCHEN WIN
KW1	1200 X 900	KITCHEN WIN
V	600 X 900	*VENTILATOR

OWNER :

M/S REDDY HOUSING PVT LTD
REPRESENTED BY ITS AUTHORISED
SIGNATORY SRI V.VIJAYA BHASKARA REDDY

ADDRESS : NO. 133/1,THE RESIDENCY , 2ND FLOOR,
RESIDENCY ROAD , BANAGLORE -560 025

ARCHITECT :

D.Gurappa,
BCC/BL-3.6/E:3233:08-09

PROJECT:

PLAN SHOWING RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 2301/87,SURVEY NO : 87, KOTHANUR VILLAGE , UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, BANGALORE : 560 078

DRAWING TITLE:

SECTION AND ELEVATION
SANCTION DRAWING

SHEET NO :- 07 OF 07

SCALE
1 : 100

NORTH

NOTE : ALL DIMENSIONS ARE IN Mts

LP NO.BBMP/Addl.Dir/JD SOUTH / LP/0226/2015-16

This plan sanctions issued subject to the following conditions

Conditions:

1. Sanction is accorded for the proposed Residential Apartment Building
Katha No.2301/87, Survey No.87, Kothanur Village, Uttarahalli Hobli, Bommanahalli zone, Ward No.194, Bangalore South, Bangalore.
a) Construction of Block - Wingx& Wing - B, Consists of 2 BF + GF + SUF (Free upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be changed to any other use.
3. Two Basement Floor 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, cudelles 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 INDURE all workmen involved in the construction work against any accident / unforeseen 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 (Ee & 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. is & 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. Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule Schedule - IV (Bye-law No. 3.9) under sub section IV-B (d) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non-potable purposes or groundwater recharge 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 - 21) of Building byelaws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped ramp.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 22, 24, 25 & 26 are provided in the building.
29. The applicant shall assure 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 hindrances 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. 2000 kg capacity installed at site for its reuse / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for 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 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.
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 every Two years with due inspection by the department regarding working condition of electrical installations / Life etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
37. The owner / Association of highrise building shall carryout fire 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. The NOC from KSPCB / State Level Environment Impact Assessment Clearance should be taken before commencement of work.
39. Improvement Charges for the property should be paid as decided by the BBMP in future.
40. 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) Hoodikei Letter No. LO/55/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 impact 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.

ಮಾಡಿ ಪತ್ರ:

ಸದರಿ ಕಟ್ಟಡದ ನಕ್ಷೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿದೆ ಹಾಗೂ ಸಂಖ್ಯೆ ಎಲ್ಪಿ/0226/2015-16 ರಲ್ಲಿ ನೋಂದಾಯಿಸಿದೆ. ಸದರಿ ಕಟ್ಟಡದ ಮಾಲೀಕರು ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಪಡೆದುಕೊಂಡಿರುತ್ತಾರೆ. ಸದರಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಪಡೆದುಕೊಂಡಿರುತ್ತಾರೆ. ದಿನಾಂಕ: 01/10/2019 ರಂದು ಸದರಿ ಕಟ್ಟಡದ ಮಾಲೀಕರು ಸದರಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಪಡೆದುಕೊಂಡಿರುತ್ತಾರೆ.

(ಸಹಿ ಮತ್ತು ಹುದ್ದೆ)

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು

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