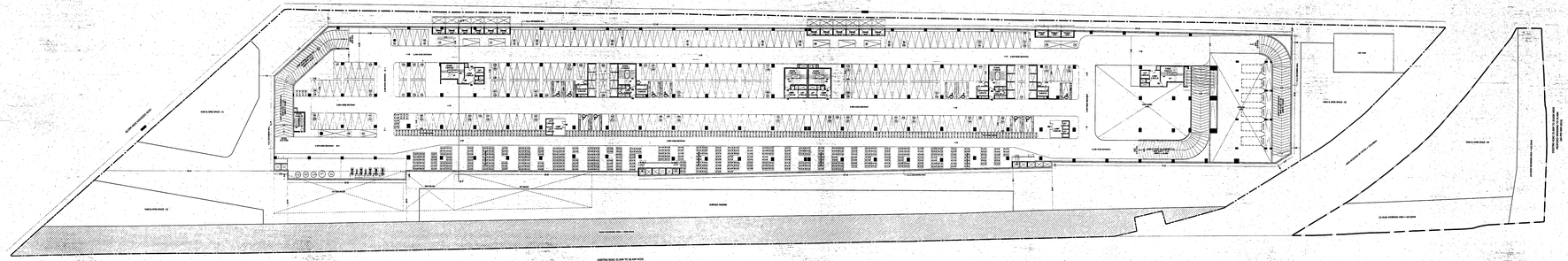

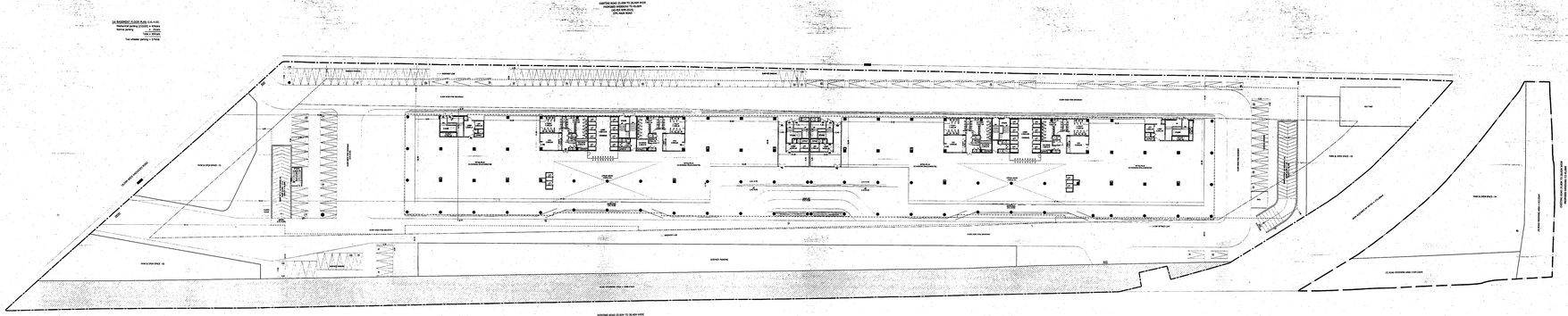

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BBMP/ADDL.DIR/JD NORTH/LP/0071/2018-19
This Plan Sanction is issued subject to the following conditions :- 1) 2)

1. Sanction is accorded for the Commercial (Office) Building at Khata No. 2080, 2081, 2082, Sy. No. 14 & 15/2, Palanchur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 88, Mahadevapura Zone, Bangalore.
2. a) Area of plot is 1.00 Acres b) Area of Road Widening is 0.00 Acres c) Net area of plot - (a-b) 1.00 Acres
3. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other purpose.
4. Height of the building from the lowest floor level to the last floor level shall not be exceeded for any other purposes.
5. The applicant shall ensure that there is no mixed up of sewerage and storm water drains. Separate lines to be laid to BWSSB and BBMP.
6. The applicant shall provide adequate drainage to prevent the stagnation of water and water seepage for nearby adjacent premises and public roads.
7. The applicant shall construct temporary toilets for use of construction workers and ensure that they are properly maintained at all times.
8. The applicant shall INSURE all workmen employed at the construction work against any accident / unknown incidence arising during the time of construction.
9. The applicant shall ensure that no trees are felled/transplanted till the permission is issued. The plants shall be nurtured and transported in case they are damaged while transplanting.
10. The applicant / builder is prohibited from selling the setback areas / open spaces and parking facility areas, which shall be documented as per the layout plan.
11. The applicant shall provide a space for locating the distribution transformers & substations as per requirement of KPTCL/BESCOM. The transformers shall be located preferably within the premises.
12. The applicant shall provide a separate room (preferably 4.00 x 3.00 m in the basement floor) with adequate ventilation and lighting for the sump pump and other allied services as per Bye-law No. 29.
13. The applicant shall maintain during construction such barricading as considered necessary to avoid any hazard to the public in the adjoining roads and shall not store any material on the road. It is around the site.
14. Permission from the Forest Department for felling of trees in the project premises if applicable shall be obtained from the Forest Department.
15. The applicant shall ensure that the electrical cables are laid underground.
16. Caution and appropriate plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with revised plans and specifications if any, in a frame and displayed and they shall be made available during inspection.
17. If any owner / builder contravenes the provisions of Building Bye-laws and rules framed by the Bangalore Development Authority or violates the terms and conditions of the Sanction, notice in the second instance will cancel the registration of the owner / builder for the third time.
18. Permission to the building owner / owner on the sites may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law 14), (Bye-law not section 14 (a) to (k).
19. The building shall be constructed under the supervision of a registered structural engineer.
20. On completion of foundation or footings before erection of walls on the site and before proceeding with the construction above plinth level, owner to submit the returns "COMMENCEMENT CERTIFICATE" shall be obtained.
21. Construction or reconstruction of the building should be completed before the expiry of 5 years from the date of issue of the Building License. To notify after the completion and apply for permission to occupy the building.
22. The owner shall not occupy the building or permit it to be occupied without obtaining "OCCUPANCY CERTIFICATE" from the concerned Authority.
23. Drinking water supplied by BWSSB should not be used for the construction of the building.
24. The applicant shall ensure that the Rain Water Harvesting Structures are constructed and kept in good condition for storing the rain water to recharge the aquifers on completion of ground floor or at three feeding a minimum 3 feet depth(as mentioned in the Bye-law 32(a).
25. The Rain Water Harvesting Structure designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthen dam / earthen dams/ structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards, should be maintained in good condition.
26. The applicant should provide solar water heaters as per clause 13 of Bye-law No. 29 for the building.
27. The provisions for accommodating handicapped persons prescribed in schedule IV (Bye-law - 31) of building bye-laws 2003 shall be ensured.
28. The applicant shall provide at least one common toilet to the ground floor for the use of visitors to the premises and shall ensure that the premises are accessible to accomodate through ramp for the Physically Handicapped persons together with lift and other facilities and amenities without observing "OCCUPANCY CERTIFICATE" from the concerned authority.
29. Fire escape staircase shall not be used for the construction purpose.
30. The applicant shall ensure that the Rain Water Harvesting Structures are constructed and kept in good condition for storing the rain water to recharge the aquifers on completion of ground floor or at three feeding a minimum 3 feet depth(as mentioned in the Bye-law 32(a).
31. Garbage shall be properly managed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthen dam / earthen dams/ structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards, should be maintained in good condition.
32. The structures with Symmetrical shape shall be designed for structural stability and safety to ensure full stabilization during the course of excavation for basements and other structures and during the subsequent period of time, the safety of the adjacent and not neighbouring property, public roads and footpaths, and maintain ensuring safety of workmen and general public by erecting safe barricades.
33. The Owner / Developer shall abide by the Karnataka Municipal Corporations Act.
34. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority before occupancy.
35. The Owner / Association of Highrise building shall obtain clearance certificate from Fire & Emergency Department every year. The plans with due inspection by the department regarding fire safety arrangements shall be submitted to the Corporation and shall get the renewal of the permission every year.
36. The Owner / Association of highrise building shall get the building inspected by the Electrical Inspectorate every year and shall obtain clearance certificate from the Electrical Inspectorate every year. The plans with due inspection by the Department regarding working condition of Electrical Installation / Lifts etc., They should submit the report to the Corporation and shall get the renewal of the permission issued in the year to year.
37. The Owner / Association of the highrise building shall conduct two mock drills in the premises in the presence of the Fire & Emergency Department during the summer and secure fire/safety safety in respect of the building.
38. Payment of Ground Rent for construction carried out beyond the two years permissible period shall be made to the concerned as per Bye-law No. 3.8 (xxxiii) of Building Bye-laws.
39. The Builder / Contractor / Professional responsible for supervision of work shall not commence any work or cause to be commenced any work in contravention of or without prior approval of the authority. They shall equally be the owner in stand the consequences of contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations and Master Plan or any other Law for the time being.
40. Construction or reconstruction of building shall be commenced within a period of two years from the date of issue of the building permit. If not, the owner / the Owner / Developer shall give intimation to BBMP (Bandarina Authority) of the intention to start work in the form prescribed in Schedule IV. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls in the column of the foundation. Otherwise the plan sanction deemed cancelled.
41. The owner shall ensure that the Electrical Cables are laid underground and not allowed as per Law Commission of India and the Bangalore Development Authority.
42. All other conditions laid down by Bangalore Development Authority while issuing the Development Plan for the project shall be applicable.
43. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority vide No. BDA/PH/JD-(P)/(R)-19/94/2018-19 dated: 29.05.2018 approving the Development Plan for the project should be strictly adhered to.
44. If the interim order issued in W.P.No. 20018/2018 [LB-BMP] & 34624/2018 [LB-BMP] dated: 11.06.2018 of the Hon'ble High Court is vacated or modified or if the final order High Court is not in favour of the petitioner, the permission will be cancelled which is ever in the efficient submitted to this office.
45. In case any dispute arises in respect of the schedule property, the jurisdiction of Bangalore City Civil Court is also if the requisite fee is not paid in full, the plan sanction shall be deemed cancelled.
46. In case any dispute arises in respect of the schedule property, the jurisdiction of Hon'ble Court is also if the requisite fee is not paid in full, the plan sanction shall be deemed cancelled.
47. The Owner / Developer shall ensure the availability of toilet seats in accordance with the norms laid down by Karnataka Municipal Corporations Act.
48. The Owner / Developer shall ensure the availability of sufficient water for the domestic water consumption as per the norms laid down by Karnataka Municipal Corporations Act.
49. The Owner / Developer shall ensure the availability of water for the fire fighting as per the norms laid down by Karnataka Municipal Corporations Act.
50. The Owner / Developer shall ensure the availability of water for the horticulture as per the norms laid down by Karnataka Municipal Corporations Act.
51. The Owner / Developer shall ensure the availability of water for the swimming pool as per the norms laid down by Karnataka Municipal Corporations Act.
52. The Owner / Developer shall ensure the availability of water for the washing as per the norms laid down by Karnataka Municipal Corporations Act.
53. The Owner / Developer shall ensure the availability of water for the air conditioning as per the norms laid down by Karnataka Municipal Corporations Act.
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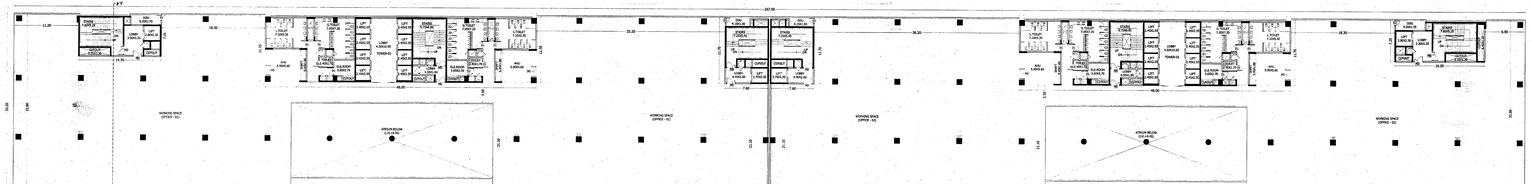
R.	NOC Details		
No.	Name of the Department	References No. & Date	Conditions imposed
1.	BDA	BDA/ PH CON 28/16, dated: 23-03-2018	All the conditions mentioned in the Other Department NOC's issued by the Authority should be adhered to.
2.	HSPCB	CTO-O-0700-PCB-ID-75355, dated: 7-12-2018	
3.	Fire Department	NOFD/560/2012,dated: 11-06-2018	
4.	Airport Authority of India	NOC/BLR/2018/0010/10138/0871 dated: 10-05-2018	
5.	BESCOM	163/2018/Electrical/1/1/1/1 Dated:12-06-2018	
6.	BWSSB	0000/NOC/CMA/0000/0000/0000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LIFT LOBBY
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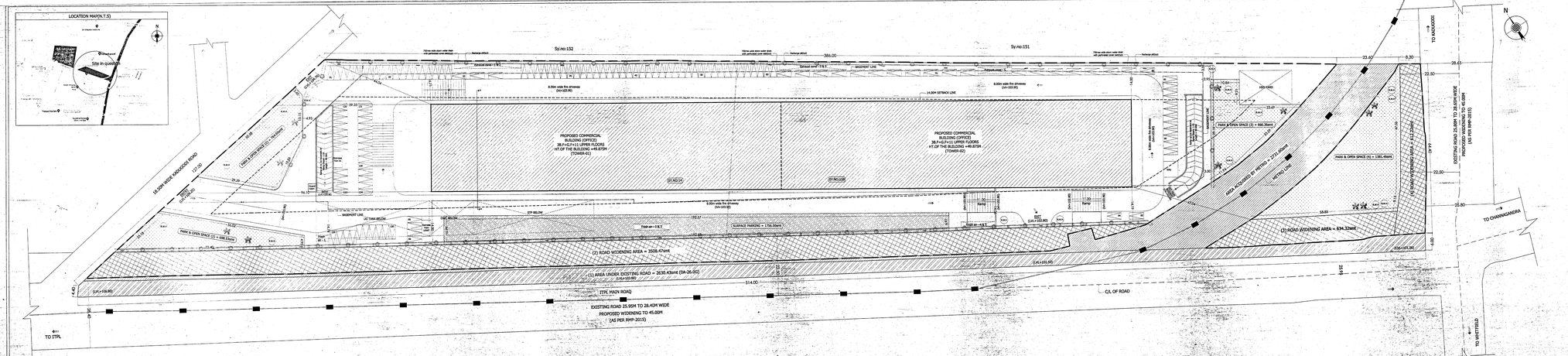
ELEVATOR 2.400X2.400
ELEVATOR 2.400X2.400



BBMP/ADDL.DIR/JD NORTH/LP/0071/2018-19
This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Commercial (Office) Building at Khata No. 2086, 2091, Sy No. 151 & 152, Kodathi Village, Varthur Hobli, Bangalore East Taluk, Bangalore for 38 floors (G+P+11 upper floors) as per the approved plan.
2. Sanction is for 1 & 2 Tower of 38F+GF+11 floors upper floors) only. Sanction for the remaining floors (12 floors onwards) being shall not be decided to any other use.
3. Provision shall be made for parking area reserved for car parking shall not be converted to any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main facilities shall be paid to the BWSSB & BESCOM.
5. Necessary clearance from fire & emergency services department for partial services & space for dumping garbage within the premises shall be provided.
6. The applicant shall provide adequate drinking water, toilet facilities and construction workers and it should be maintained after the construction.
7. The applicant shall ENSURE all workmen involved in the construction work against any accidents/injuries and shall provide safety measures at the work place.
8. The applicant shall see that building materials are not dumped on any roads or on drains. The debris shall be removed and transported to near by dumping yard. The applicant shall see that no nuisance is caused to the neighbours or to the public. No common facility areas, which shall be accessible to all the tenants and occupants.
9. The applicant/owner shall provide a space for housing the distribution transformers & associated equipment as per K.E.R.C (Field Code testing 3.6H1(a) from the building edge of the building.
10. The applicant/owner shall provide a separate room (minimum 4.00 x 3.00 m in the basement for installation of necessary equipment and also to make provisions for laying cables from the room to the road.
11. The applicant shall maintain during construction such barricading as considered necessary to prevent unauthorised persons or materials endangering the safety of people / structure etc. in & around the site.
12. The applicant shall plant at least two trees in the premises.
13. Provision shall be made for overhead water tank (separate for drinking water) and one for flushing water.
14. Electrical and approved plans shall be posted in a conspicuous place of the building. The owner shall ensure that the building is constructed in accordance with the sanctioned plans. Deviations if any, shall be rectified. The applicant shall be responsible for all the consequences if any arise in respect of violation of the building regulations.
15. The applicant/owner/developer 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 approved plan.
16. The building shall be designed and constructed adopting the norms specified in National Building Code and in the "Criteria for earthquake resistant design of structures" IS:1893-(Part-1)-2002 and IS:4326-1993 and IS:13827-1993 and IS:13920-1993 for earthquake resistant construction.
17. The applicant should provide solar water heaters as per table 17 of Bye-law No. 32 of KMC act 1976.
18. Facilities for physically challenged persons prescribed in schedule 'A' Part 'D' of the Karnataka Building Rules shall be provided.
19. The applicant shall provide at least one entrance toilet in the ground floor for the use of the visitors. The applicant shall provide separate toilet facilities for the use of the visitors, employees, Fire Fighting Personnel personnel separate and the sewage entry.
20. The applicant/owner/developer shall ensure that after removing that the provisions of section 195 to 195, 205,206 & 214 are complied in the building.
21. The applicant shall ensure that no Commercial/work is carried to the neighbours in residential premises and that no nuisance is caused to the neighbours. The applicant shall ensure that no work starts than 7.00 hrs & stops at 10.00 hrs during the late hours and early morning hours.
22. Separate sewer lines shall be provided in the Commercial buildings shall be segregated into organic and inorganic and should be processed in the Recycling processing unit(required capacity installed or site for the re-use / disposal of segregated waste shall be provided. Segregated waste shall be handed over to the agencies for Commercial buildings.
23. The structures with basements shall be designed for structural stability and drainage arrangements to withstand the pressure of water/subsoil water and with safe design for stacking walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safe disposal of water/subsoil water from the site/ building.
24. Sufficient two wheeler parking shall be provided as per requirement.
25. The Sewage or Effluent water from the premises shall be treated before it is let out at high the structures which shall be got approved from the Competent Authority.
26. The Owner / Association of higher building and other owners welfare association shall ensure that the Fire Fighting and other safety measures are in place and in good working condition at all times. The Fire Fighting Equipment installed in the premises shall be maintained in good condition and shall get the renewal of the permission issued every 3 Two years.
27. The Owner / Association of higher building and other owners welfare association shall ensure that the Fire Fighting Equipment in the building installed by the competent agencies of the Fire Fighting Department in the premises shall be maintained in good and serviceable condition, and an affidavit to that effect shall be submitted to the Fire Fighting Department every year.
28. The Owner / Association of higher building shall ensure clearance certificate from the Electrical Inspectorate every Two years with shall Inspection by the Electrical Inspectorate and shall get the renewal of the permission issued the same certificate should be produced to the BBMP and shall get the renewal of the permission issued the same in Two years.
29. The Owner / Association of higher building shall ensure that the water tank / sump in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of the tanks.
30. The Owner / Association of higher building shall ensure that the lift installed in the building shall be installed in the corporation as per Sub law no. 3.21 of Bye-law 2003 and shall get the renewal of the permission issued.
31. The Building Owner/Owner's Professional responsible for supervision of work shall not commit any breach of the conditions of the sanction or shall not make any deviations from the plans of the authority. They shall report to the owner / admin for violation in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations and conditions of the sanction plan. Failure to do so.
32. The Owner/Developer shall ensure that the Building Plan sanction is valid for a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Jurisdiction Authority) of the intention to start work in the form prescribed in Schedule-H. Further, the Owner / Developer shall give periodic or completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
33. The Owner / Developer shall ensure that the Building Plan sanction is exercised and as per Development Plan issued by the Bangalore Development Authority.
34. All other conditions laid down by Bangalore Development Authority while approving the layout in which the building is proposed to be located shall be strictly adhered to. Failure to do so will result in the cancellation of the building plan sanction.
35. If the interim order issued in W.P.No. 20316/2018 (LB-BMP) & 24524/2018 (LB-BMP) connected cases is not complied with, then the building plan sanctioned will be cancelled. The applicant/owner has to ensure that the Khata of the land in question is free from encumbrances.
36. If any interim order issued in W.P.No. 20316/2018 (LB-BMP) & 24524/2018 (LB-BMP) connected cases is not complied with, then the building plan sanctioned will be cancelled which is seen to be affected submitted to the office. In case, any of the above conditions are not complied with, or in the event of any dispute, gets created, the applicant shall abide by the decision of the Hon'ble High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled without any further intimation/notice to the applicant.
37. In case of any false information / claims or misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
38. The applicant/owner/developer shall abide by the collection of solid waste management as per solid waste management bye-law 2016.
39. The applicant/owner/developer shall abide by sustainable construction and operation guidelines as per notification issued by Government from time to time.
40. The Applicant / Owner / Developer shall make necessary provision to ensure electrical vehicles.

Special Condition as per Labour Department of Government of Karnataka vide NO.CON/09 Dated:Deemed Letter No. LD/SR-27/2012, Dated: 21-09-2012

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers in the building or other construction work under the provisions of the Building and other Construction workers Act and rules made therein is strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of Establishment under the provisions of Building and other Construction workers Act and rules made thereunder. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the welfare and other amenities to the workers employed in the building or site.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any in the list of workers engaged by him.
4. Before commencement of the work the Applicant / Builder / Owner / Contractor shall engage a sufficient number in his site or work place who is not hypothetical the "Immediate Building and Other Construction workers Welfare Board".

Environmental violation shall be prohibited for selling out of materials for importing education to the workers employed in the building or other construction work and their families.

1. List of children of workers shall be furnished by the builder / contractor to the Labour Department within 30 days from date of commencement of work.
2. Display of the Registration Number of the construction workers employed in the building.
3. Obtaining NOC from the Labour Department before commencing the construction work in the site.

Failure of any of the above conditions shall be considered as violation of the terms and conditions of the sanction and the permission shall be liable to be cancelled.

Note: The plans are Approved in accordance with the acceptance for approval by the Commissioner BBMP on date: 04-06-2019
Validity of this approval is two years from the date of issue.
The owner/developer shall inform the Jurisdictional Engineer-in-charge for the commencement of work and shall get the work inspected at the following stages of work.

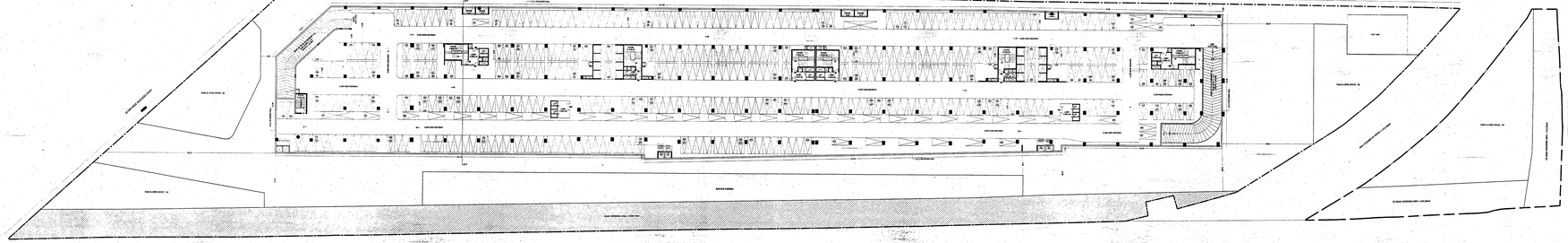
No.	Description of Inspection
1.	At the time of foundation
2.	At the time of plinth level
3.	At the time of roof level
4.	At the time of completion

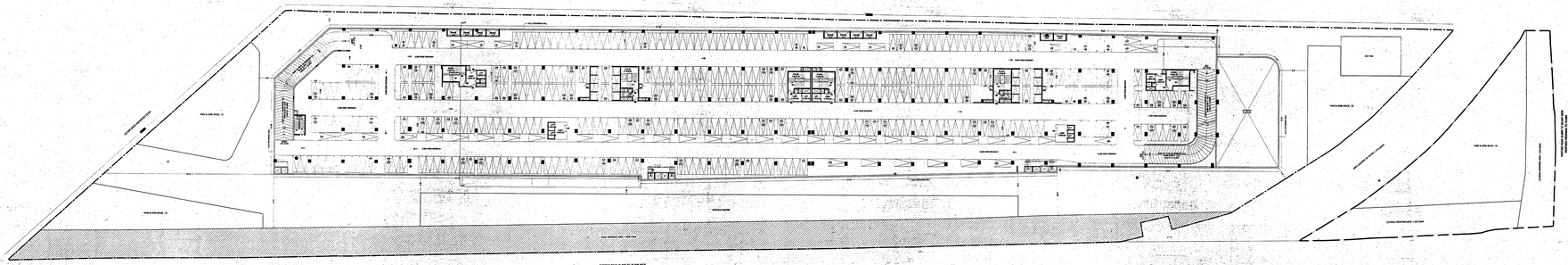
Note: The owner/developer shall not occupy the building or any part thereof without obtaining the Occupancy Certificate from the Competent Authority.

Sl. No.	Description	Amount
1.	Security Deposit	1,124,31,559.00
2.	Security Deposit for the Solid Waste Management as per the order of the Hon'ble High Court vide No. 2921/2018 (LB-BMP)	3,24,831.00
3.	Security Deposit towards Damage to Public Property on account of the Building	10,37,762.00
4.	Security Deposit towards Damage to Public Property on account of the Compound	10,00,000.00
5.	Sanction Fee	2,24,663.00
6.	Scrutiny Fee	56,165.00
7.	Labour Cess-One time Labour Cess to be paid to BOCW	64,244.00
	TOTAL	1,24,62,274.00

Labour Cess-Form 22(To document as per order dated 12.09.2017 in WP No. 20316/2018 (LB-BMP) & 24524/2018 (LB-BMP) Date:11-09-2017 Vide Rc.No. 65,46,2250 / Plan Vide Receipt No. HO20596/2018, dated: 14-12-2018

Sl. No.	BOC Details			
1.	Name of the Statutory Authority	Reference No. & Date	Conditions Imposed	
1.a.	Fire Force Department	EDN/ 15/ CFO /2018, dated: 29-05-2018		
1.b.	NOC from Fire Force Department	CFO/ NOC/ 2018 (A-2), 7844/2, dated: 21-06-2018	All the conditions mentioned in the NOC letter issued by the Fire Force Department	
1.c.	Fire Protection & Fire Fighting Arrangements	KCF/ EDN/ 2018/ 1/ 2018, dated: 29-05-2018		
2.	Airport Authority of India	AAI/ NOC/ 2018/ 1/ 2018/ 1/ 2018/ 1





BBMP/ADDL.DIR/JD NORTH/LP/0071/2018-19

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Commercial Office building in No. 3(Bl), 2(Bl), Sy No. 1 & 108, Pattandur Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 198 - Mahadevapura Ward, Bangalore.
   a) Tower - 1 & 2, Consist of 2BF+GF+7Upper floors
2. Sanction is accorded for Commercial use only. The use of the building shall not be changed without prior permission.
3. Basement Floors and Surface slabs reserved for car parking shall not be converted for any other purposes.
4. Adequate drinking water arrangements towards increasing the capacity of water supply, sanitary and power mains has to be paid to BWSSB and BESCOM if any.
5. Provision shall be made for disposal of solid waste generated from the premises. Adequate services & space for storing a garbage within the premises shall be provided.
6. Provision shall be made for rainwater harvesting. Rainwater harvesting structure is mandatory and it should be constructed before occupying premises.
7. The applicant shall INSURE all workmen involved in the construction work against accidents and workmen compensation shall be duly paid by the applicant.
8. The applicant shall not place any building materials, debris or footpath on the roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant shall make adequate arrangements for sprinkling water on the roads, the service facility areas, which shall not be allowed to become dusty and cause nuisance.
10. The applicant shall provide a space for keeping the distribution transformers & electrical equipment as per K.E.R.C (Elec.Co.Ltd) Regulations, free of cost, from the building within the premises.
11. The applicant shall provide a separate room preferably 3.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 33.
12. The applicant shall take all precautions during construction such barricading the premises to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. The applicant shall not store any material in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. Licence and approval plans shall be printed in a conspicuous place of the building for easy reference. The building licence and the copies of sanctioned plans with revised plans, if any, shall be displayed on the premises for the information of the public and available during inspections.
16. The applicant shall not commence the processes of building Bye-laws and rules in force. The Architect / Engineer / Supervisor shall be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is not adhered to in the third.
17. Traditional personnel, applicants or owner are the sole risk, liability and safety which is the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.2) under Karnataka Municipal Act, 1964.
18. The building shall be constructed under the supervision of a registered structural engineer.
19. Commencement of foundation or footings before erection of walls on the foundation and in the case of columns or structure before erecting the relevant "COMMENCEMENT CERTIFICATE" shall be obtained.
20. The building or part thereof shall not be occupied or allowed to be occupied before the expiry of the period from the date of issue of licence & within one month after the completion shall apply for permission to occupy the building.
21. The owner shall obtain "OCCUPANCY CERTIFICATE" / "COMPLETION CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activities of the project.
23. The applicant shall ensure that the Rain Water Harvesting Structures are constructed and kept in good condition for proper functioning at all times and maintenance of borewell/recharge pit shall be done periodically to ensure the quality of the recharged water.
24. Garbage originating from Apartments/Commercial buildings shall be segregated and processed/disposed within premises itself. Segregation of Wet Garbage, Recycling processing unit/ compost capacity installed at site for Bye-law 4 Bye-law 32 of Solid Waste Management Bye-law 2016 should be in place before occupancy certificate.
25. The structures with basements shall be designed for structural stability and safety against the pressure exerted by the surrounding soil and water when the same are left empty for removing water and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and trenches crossing roads shall be back filled and the roads shall be restored to the satisfaction of the Authorities.
26. Sufficient parking space shall be provided as per requirements.
27. Traffic Management Plan shall be obtained from Traffic Management Connection Cell of Traffic Police before commencement of the work and shall be implemented. Pedestrian
28. The Owner / Association of highrise building shall obtain insurance towards third party liability and workmen compensation before commencement of the work.
29. Adequate measures shall be taken for prevention of accidents to the workers engaged in the work and to the public and property in the vicinity. Failure of these measures shall be treated as violation of the sanction and action shall be taken against the owner/ occupier.
30. The Owner / Association of highrise building shall join the Safety Organizing Committee of the Police station. Department to ensure that the equipments installed in the premises are maintained in good condition and to ensure that the Fire Fighting and Fire Detection and Alarm systems are in good condition.
31. The Owner / Association of highrise building shall obtain Fire NOC every year from the Electrical Inspectorate every Two years with due inspection by the Electrical Engineer and ensure that the electrical installations in the building are in safe condition. A certificate to this effect should be obtained from the Electrical Inspectorate based that once in Two years.
32. The Owner / Association of highrise building shall install lightning conductor only in the building, and submit a certificate to the Electrical Inspectorate, after getting the same complied rating in respect of the hazards.
33. The Owner / Association of highrise building shall be advised to install fire hydrant system in the building. Water shall be made to the approaches as per bye-law 32 (a) of Building Bye-laws 2003.
34. The Owner / Association shall employ a professional responsible for supervision of fire and electrical safety measures and conduct fire drills periodically. Failure of these measures without prior approval of the authority. They shall explicitly to the owners about the risk involved in the occupancy of premises in case of fire. Fire Fighting Act, Rules, Regulations, Standing Orders and Policy Circles of the BBMP.
35. The Construction or reconstruction of building shall be commenced within a period of two years and completed within the period of five years from the date of issue the Owner / Developer shall give intimation to BBMP (Developing Authority) of the intention to alter work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns to the extent of plinth within a period of one month thereafter.
36. Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority and the same shall be handed over to the Bangalore Development Authority.
37. Approving the Development Plan for the project should be strictly adhered to and all the conditions and conditions specified in the same order issued by the Bangalore Development Authority. Failure of these conditions and conditions shall attract penalty as per Section 27 of the Act while approving the Development Plan for the project should be strictly adhered to.
38. If the interim order stayed in W.P.No. (SD/ND/SD) (L.B.BMP) & (WZ/ND/EB) (L.B.BMP) gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court & also if the regularize fee is not paid in full, the plan sanction shall automatically stand cancelled & the building shall be liable for demolition.
39. If the interim order stayed in W.P.No. (SD/ND/SD) (L.B.BMP) & (WZ/ND/EB) (L.B.BMP) gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court & also if the regularize fee is not paid in full, the plan sanction shall automatically stand cancelled & the building shall be liable for demolition.
40. If the interim order stayed in W.P.No. (SD/ND/SD) (L.B.BMP) & (WZ/ND/EB) (L.B.BMP) gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court & also if the regularize fee is not paid in full, the plan sanction shall automatically stand cancelled & the building shall be liable for demolition.
41. In case of any false information, misrepresentation of facts, or pending court cases the plan sanction shall automatically stand void.
42. The Applicant / Owner / Developer shall abide by the collection of solid waste generated from the premises as per the Bye-law No. 32 of SWM Bye-law 2016.
43. The Applicant/owner/developer shall abide by sustainable construction and demolition waste management as per the Notification issued by the MoEF.
44. The Applicant / Owners / Developers shall cover materials purchased for the building with tarpaulin.
45. The Applicant / Owner / Developer shall plant one tree for ev ery ne hundred (100) Sqm upto 200 Sqm and thereafter for every additional hundred (100) Sqm or part thereof in case of BBMP/Government lands and for every two hundred (200) Sqm upto 2400 Sqm, (1) One tree for every 200 Sq.m and thereafter for every 500 Sq.m or part thereof in case of Applicant's group housing / mixed / Special Buildings.

Special Conditions as per Labour Department of Karnataka vide NOTIFICATION (Government Circular Letter No. LD50LTL(L)(Misc), dated: 31-05-2011

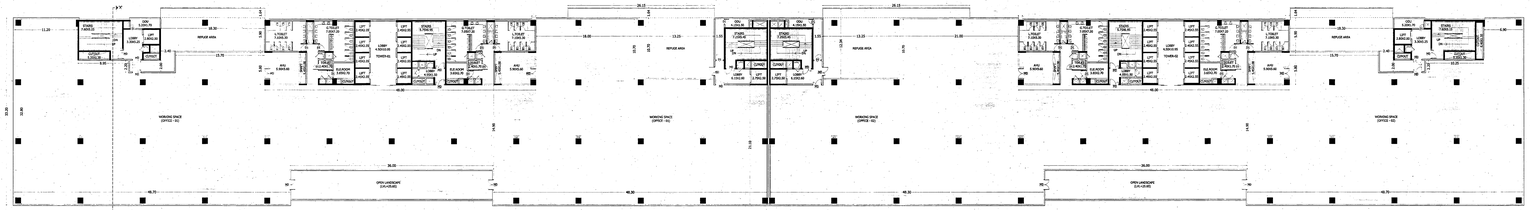
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the Karnataka Building and Other Construction workers Welfare Board Should be strictly adhered to.
2. Employer of the construction workers should submit the Registration of establishment 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 Labour Department. Any subsequent appointment of workers and registration of establishment and workers working at construction site or work place should be intimated to the concerned Labour Department.
3. The Applicant / Builder / Owner / Contractor shall also inform the change if any of the details furnished in the above application.
4. In any case if the An Applicant / Builder / Owner / Contractor shall engage a contractor to carry out the work, he should ensure compliance with the "Karnataka Building and Other Construction workers Welfare Board".

Special Conditions:

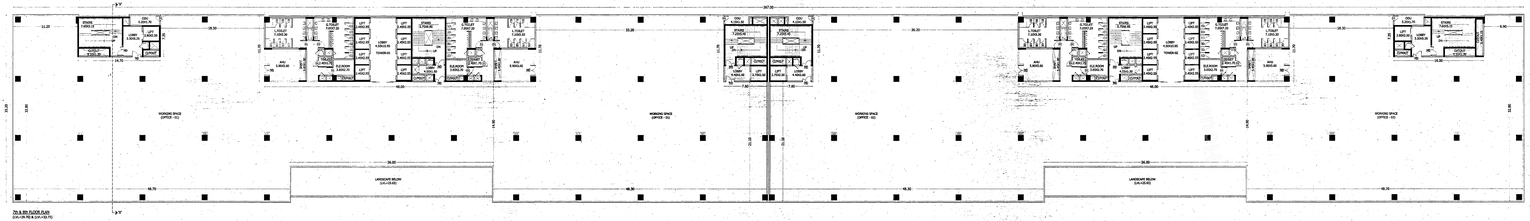
1. Accommodation shall be provided for setting up of anganwadi for imparting education to the children of construction workers in the labour camps / construction sites.
2. Drinking water facilities shall be furnished by the builder / contractor to the Labour Department and to labourers.
3. Employment of child labour in the construction activities strictly prohibited.
4. Building plan sanction 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.

A. The Applicant has paid the fees vide Receipt No. BBMP/0908/CH/18-19 dated: 11-06-2018 towards the following:

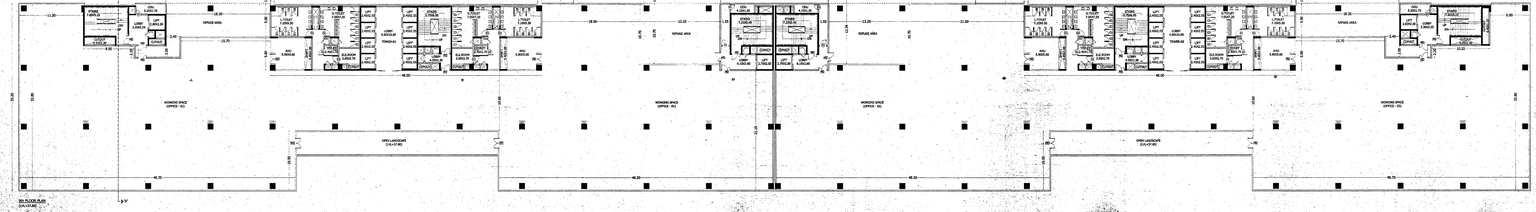
License Fees (20% payment as per order of the Hon'ble High Court (WP 24083-24087/2017 & 24094/2017) & (WP 24193-24197/2017) & (WP 24200-24202/2017) & (WP 24204-24206/2017) & (WP 24208-24210/2017) & (WP 24212-24214/2017) & (WP 24216-24218/2017) & (WP 24220-24222/2017) & (WP 24224-24226/2017) & (WP 24228-24230/2017) & (WP 24232-24234/2017) & (WP 24236-24238/2017) & (WP 24240-24242/2017) & (WP 24244-24246/2017) & (WP 24248-24250/2017) & (WP



6th FLOOR PLAN
(U.A.=23.455)



7th & 8th FLOOR PLAN
(U.A.=26.78 & U.A.=26.78)



9th FLOOR PLAN
(U.A.=26.78)

BBMP/ADDL.DIR/JD NORTH/LP/0071/2018-19

This Plan Sanction is issued subject to the following conditions :

1. Sanction is accorded for the Commercial (Office) Building at Khata No. 2085, 2091 Sy. No. 14 & 15B, Pattanduru Agrahara Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore. a) 9 Floors (Ground + 8 Upper Floors)
2. Height of the building is restricted to 30.00 mtrs (Ground + 8 Upper floors) only.
3. Sanction is accorded for Commercial use only. The use of the building shall not be changed without prior permission.
4. 3 Basement Floors and Surface area reserved for car parking shall not be converted for any other purpose.
5. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
6. The applicant shall construct Septic tank as per the prescribed norms and provide a space for pumping perhaps within the premises shall be provided.
7. The applicant shall construct temporary toilets for the use of construction workers and ensure that they are properly maintained.
8. The applicant shall ENSURE at all times that no nuisance is created to the adjacent any accident / untoward incidents arising during the time of construction.
9. The applicant shall ensure that the building materials shall not be stored on roads or on pavements or footpaths. The debris shall be removed and transported to nearest by dumping yard.
10. The applicant / builder is prohibited from selling the website area / open spaces and the common facility areas, which shall be accessible to all the tenants and allottees.
11. The applicant shall provide a space for locating the distribution transformers & substations as per requirement of K.E.R.C.(Sale of Electricity) Regulations 2005 within the premises.
12. The applicant shall provide a separate room preferably 4.00 x 3.00 or in the basement/stilt/ground floor of size 4.00 x 3.00 for the purpose of housing the telecom services as per Sub-rule (1c) (iii).
13. The applicant shall ensure that the electrical cables such earthmoving as considered necessary to prevent dust, debris & other materials endangering the safety of people and property in adjacent premises.
14. The applicant shall plant at least two trees in the premises.
15. Permission shall be obtained from forest department for cutting trees before the commencement of work.
16. Licence and approved plans shall be erected in a conspicuous place of the leased premises. The building lines and the centre of lane/street plans with reference to the main road as a frame and displayed and they shall be made available during inspections.
17. If any owner / builder commences the provisions of Building Bye-laws and rules and regulations of the Karnataka Municipal Corporations Act and Rules and Bye-laws thereunder, he shall be liable to be prosecuted and penalized. If the same is repeated for the third time, the sanction shall be cancelled and the owner as the case may be shall wholly achieve the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.5) under sub section 3A of (sub-by 3c)
18. The foundations of the building shall be constructed under the supervision of a registered structural engineer.
19. The Engineer-in-Charge of the building before erection of walls up to the foundation and in the case of columns structure before erecting the volume above plinth level shall certify that the work has been carried out in accordance with the approved plans.
20. The applicant shall ensure that the Rain Water Harvesting Structures are constructed in the premises as per the approved plan to harvest the maximum quantity of ground water of at least 3 days rainfall having a minimum total capacity mentioned in the Bye-law 32(a).
21. The Rain Water Harvest pit 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 and amended from time to time shall be adopted.
22. The applicant should provide one per total 100 of 50 Square Feet, 20 for the building.
23. The Owner / Builder / Developer hereby undertakes and declares that the provisions of the Karnataka Handicapped persons (amended in schedule IV (See rule 151) of Building Rules 2003 shall be adhered.
24. The applicant shall ensure that the ramp with a slope not greater than 1in the of the auditorium / assembly / shopping / shops and security cum pass shall be approached through a ramp by the Physically Handicapped persons together with other persons.
25. The Occupancy Certificate will be considered only after ensuring that the Electrical Installation is as per the IS 732 - 1989 and Bye-law 32(a) of KMC Act.
26. The applicant shall ensure that the Electrical Lines is covered in the neighbouring the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not be resumed before 6.00 AM. Further that it should not be used during the hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic/recyclable waste and shall be processed / recycling/composting with required capacity installed at site but no vacant / disposal (Applicable for Residential units of 50 and above and 5000 Sqmt and above built up area for Commercial buildings).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the stories of excavation for basements and other structures and to ensure that the adjacent structures, roads and footpaths, as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barriers.
29. The Owner / Developer shall ensure that the Electrical Wiring and Electrical Fittings are installed through Licensed Electrical Contractor.
30. Traffic management Plan shall be obtained from Traffic Management Consultant and the Traffic Police Department shall be the approval Authority for Commercial buildings.
31. The Owner / Developer shall ensure that the Electrical Installation is as per the Fire Force Department norms. Fire Safety shall be installed to the satisfaction of fire department regarding working conditions of the Safety Measures Installed. The Occupancy Certificate will be issued by the Corporation and shall get the renewal of the certificate issued from time to time.
32. The Owner / Association of Apartments / Commercial buildings shall get the building inspected by the Electrical Inspectorate every Two years with due intimation to the Corporation and the Fire Force Department every year.
33. The Owner / Association of Apartments / Commercial buildings shall ensure certificate from the Electrical Inspectorate every Two years with due intimation to the Corporation and the Fire Department regarding working condition of Electrical Installation / Lifts etc., The Occupancy certificate will be issued by the Corporation and shall get the renewal of the certificate issued from time to time.
34. The Owner / Association of the Apartments / Commercial buildings shall ensure that the Electrical Wiring and Electrical Fittings are installed through Licensed Electrical Contractor and shall ensure for the safety.
35. Payment of Ground Rent for construction carried out beyond the two years from the commencement of the work as per Government Order No. RDO 260 MUM 89 Dated 29.09.2005.
36. The Owner / Developer of the Apartments / Commercial buildings are responsible for supervision of work, shall not materially and structurally deviate the construction from the sanctioned plan, shall not violate the Bye-laws of the Karnataka Municipal Corporations Act and Rules and Bye-laws thereunder and the provisions of the Town and Country Planning Act, Rules, Regulations, Standards Orders and Policy Orders of the BBMP.
37. The Owner / Developer shall ensure that the work shall be commenced within a period of Two years from date of issue of the sanction. Failure to comply of two years the Owner / Developer shall give intimation to BBMP (Bandarong Authority) of the intention to start work in the form prescribed in Schedule-VI. Further, the Owner / Developer shall give intimation to the Corporation, after the completion of the work / course of the Sanction. Otherwise the plan sanction deemed provided.
38. Parks and Open Spaces area and Surface Parking area shall be earmarked and shall be developed and maintained by the Owner / Developer / Association.
39. All other conditions and Deviations Regulations Development authority while approving the Development Plan for the project should be strictly adhered to.
40. The Owner / Developer shall ensure that the Electrical Wiring shall be as per the Bangalore Electricity Supply Wiring Rules. BCA/TR/CIR-27/2016-18/AND/01/02 dated: 11-04-2018 while approving the Development Plan for the project should be strictly adhered to.
41. If the bonafide water requirement of 50 Sq. (20/100/150 (L.B.BWSSB & BWSSB/O.C.B.BWSSB), gets revoked, the applicant shall abide to the cut some of the final order of no water supply. Court is also if the water supply is not given to the Tune of 50 Sq. (20/100/150 (L.B.BWSSB & BWSSB/O.C.B.BWSSB) the sanction will be cancelled.
42. If the interim order stayed in W.P.No. 20216/2018 (L.B.BWP) & 34842/2018 (O.C.B.BWP) is vacated or modified or if the final order of the Hon'ble High Court is less than the quantum as mentioned in the interim order, the plan sanctioned will be cancelled which is seem in the affidavit submitted to this office.
43. The Applicant / Owner / Developer shall not sell / lease / let out any area in lease, the plan sanction is deemed cancelled.
44. The Applicant / Owner / Developer shall abide by the collection of solid waste and shall ensure segregation of waste at source and transportation.
45. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016 under Section 12 of the KCDC Rules.
46. The applicant shall ensure that the Owner / Association of Apartments / Commercial buildings shall get the renewal of the certificate issued from time to time.

Special Condition as per Labour Department of Government of Karnataka vide NOTIFICATION (Download Download Letter No. LDK/43/27/2011, dated: 01.08.2013)

1. Registration of Apartment / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction Workers Welfare Board" is mandatory before commencement.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Occupancy Certificate. The Applicant / Builder / Owner / Contractor should nominate one Licensed Civil Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work places. The Applicant / Builder / Owner / Contractor shall also inform the changes if any in the list of workers engaged by him.
3. At any point of time the Applicant / Builder / Owner / Contractor shall engage a minimum of 40% of the workers from the Building and Other Construction workers in the "Karnataka Building and Other Construction workers Welfare Board".

Note:
1. Toilet accommodation shall be provided for setting up of vehicles 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 for their verification.
3. Employment of child labour in the construction activities strictly prohibited.
4. Violating rules from the Labour Department before commencing the construction work shall be.
5. BBMP will not be responsible for any disputes that may arise in respect of property in future.
6. In case if the documents submitted in respect of property in question is found to be forged or fabricated then sanction plan sanction cancelled automatically and legal action will be taken.
7. **The Applicant has paid the fees vide Receipt No. BBMP/16595/CH/18-19 dated: 19-03-2019 for the following:**

1. Licence Fees (50% payment as per order dt:11-06-2018 vide Ref. No. BBMP/ADM.CMD/O.C.B.BWSSB & BWSSB/O.C.B.BWP), Dated: 11-06-2018	2,58,65,658=00
2. Water Supply Charges (Court case stay order High Court order No. 20216/2018 (L.B.BWP) & 34842/2018 (O.C.B.BWP), BWSSB/O.C.B.BWSSB)	1,24,31,208=00
3. Security Deposit 4. Betterment Charges (Court case stay order High Court order No. 20216/2018 (L.B.BWP) & 34842/2018 (O.C.B.BWP), BWSSB/O.C.B.BWSSB)	2,84,821=00
5. Security Deposit (as per Rs. 25/- from as per as per order of BWSSB/O.C.B.BWSSB & BWSSB/O.C.B.BWSSB) Dated: 11-06-2018	55,87,762=00
6. Betterment Charges (Court case stay order High Court order No. 20216/2018 (L.B.BWP) & 34842/2018 (O.C.B.BWP), BWSSB/O.C.B.BWSSB)	55,87,762=00
7. Compound Wall Charges	30,000=00
8. 1% Service Charge on Labour Cess (as per order of BWSSB/O.C.B.BWSSB)	26,904.25=00
TOTAL	5,24,06,213=00

Rupees Five Crore Twenty Four Lakhs Six Thousand Two Hundred Twenty Three Only

8. Labour Cess Fees (50% payment as per order of the Hon'ble High Court order No. 20216/2018 (L.B.BWP) & 34842/2018 (O.C.B.BWP), Dated: 11-06-2018 vide Ref. No. BCA/ADM.CMD/O.C.B.BWSSB & BWSSB/O.C.B.BWSSB) - Paid vide Receipt No. 0000/2018, Dated: 14-10-2018

9.	Name of the Department	Reference No. & Date	Condition Imposed
1.	KSPCB	CTO-ENW/KSPCB-BO-TERM-AWAIL-0000000/0000000 Dated: 05-12-2018	all the conditions imposed in the NOC issued by the KSPCB shall be adhered to.
2.	BESCOM	7203/SHT/EE(C)/AEE(C)-2/ADEK(C)-1/2018-19 Dated: 05-12-2018	
3.	BWSSB	BWSSB/ADM/CHIEF ENGINEER/CONSTRUCTION WING/ACCTS/2018-19 Dated: 10-04-2019	
4.	BMRCL	BMRCL/ADM/CHIEF ENGINEER/CONSTRUCTION WING/ACCTS/2018-19 Dated: 10-04-2019	
5.	BESCOM	7203/SHT/EE(C)/AEE(C)-2/ADEK(C)-1/2018-19 Dated: 10-04-2019	
6.	Fire & Emergency Department	FIRE/NOC/0000/2018 Dated: 03-08-2018	

PROJECT NAME	BBMP/ADDL.DIR/JD NORTH/LP/0071/2018-19
PROJECT DESCRIPTION	COMMERCIAL
PROPERTY NAME	Pattandur Agrahara
PROPERTY NO.	Khata No. 2085, 2091
SITE AREA	11,000.00
PROPOSED AREA	30,000.00
ZONE	Mahadevapura
WARD NO.	198
AREA OF ROADS	2.00
NATURE OF SANCTION	NEW
PROPOSED CATEGORY	Commercial
Total Built Up Area	30,000.00
No. of Blocks	1
No. of Floors	9 (Nine Floors)
Height of the Building	30.00
Min. Road Width	30.00
Total Parking Area	1,125.00
Required Parking(Car)	75
Required Parking(Two Wheeler)	75
Required Parking(Cycle)	5
Required Parking(Ramp Car)	5
Required Parking(Ramp Two Wheeler)	5
Required Parking(Cycle)	5
Required Parking(Physically Handicapped)	5
Required Parking(Visitor)	10
Total Car	75
Total Two Wheeler	75
Total Cycle	5
Total Ramp Car	5
Total Ramp Two Wheeler	5
Total Cycle	5
Total Physically Handicapped	5
Total Visitor	10

Scale = 1:150

Block	Use	Sub Use	Area	No. of Floors	No. of Units	Height
A (COMMERCIAL)	Commercial	IT Office	30,000.00	9	0	30.00

Block	No. of Units	Area Statement		Parking	
				Required	Provided
A (COMMERCIAL)	Commercial	1	30,000.00	75	75
Total :	-	-	30,000.00	75	75

Parking Check (Table 7b)

Vehicle Type	Reqd.	Prov.
Car	75	75
Two Wheeler	75	75
Ramp Car	5	5
Ramp Two Wheeler	5	5
Cycle	5	5
Ramp Cycle	5	5
Physically Handicapped	5	5
Visitor	10	10

Total Car = 75
Total Two Wheeler = 75
Total Cycle = 5

Total Parking Area = 1,125.00

Net Area = 30,000.00

Total Area = 30,000.00

UnitBUA Table for Block :A (COMMERCIAL)

Floor	Unit Type	Unit Area	No. of Units	Carpet Area	No. of Units	Total Carpet Area
GROUND FLOOR						
GROUND FLOOR	Common Area	0.00	1	0.00	1	0.00
Total:	-	-	1	-	1	0.00
1ST FLOOR	Common Area	3,333.33	1	3,333.33	1	3,333.33
2ND FLOOR	Common Area	3,333.33	1	3,333.33	1	3,333.33
3RD FLOOR	Common Area	3,333.33	1	3,333.33	1	3,333.33
4TH FLOOR	Common Area	3,333.33	1	3,333.33	1	3,333.33
5TH FLOOR	Common Area	3,333.33	1	3,333.33	1	3,333.33
6TH FLOOR	Common Area	3,333.33	1	3,333.33	1	3,333.33
7TH FLOOR	Common Area	3,333.33	1	3,333.33	1	3,333.33
8TH FLOOR	Common Area	3,333.33	1	3,333.33	1	3,333.33
Total:	-	-	27	-	27	30,000.00

UnitBUA Table for Block :A (COMMERCIAL)

Floor	Unit Type	No. of Units	Total Carpet Area
GROUND FLOOR			
GROUND FLOOR	Common Area	1	0
Total:	-	1	0
1ST FLOOR	Common Area	1	0
2ND FLOOR	Common Area	1	0
3RD FLOOR	Common Area	1	0
4TH FLOOR	Common Area	1	0
5TH FLOOR	Common Area	1	0
6TH FLOOR	Common Area	1	0
7TH FLOOR	Common Area	1	0
8TH FLOOR	Common Area	1	0
Total:	-	27	0

Net Area = 0.00

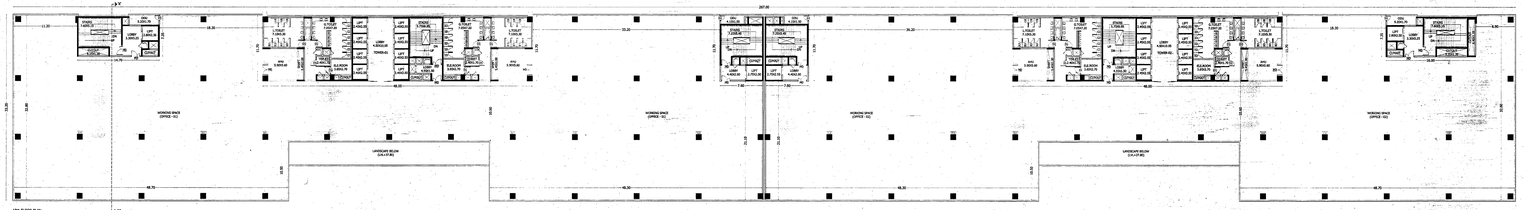
Total Area = 0.00

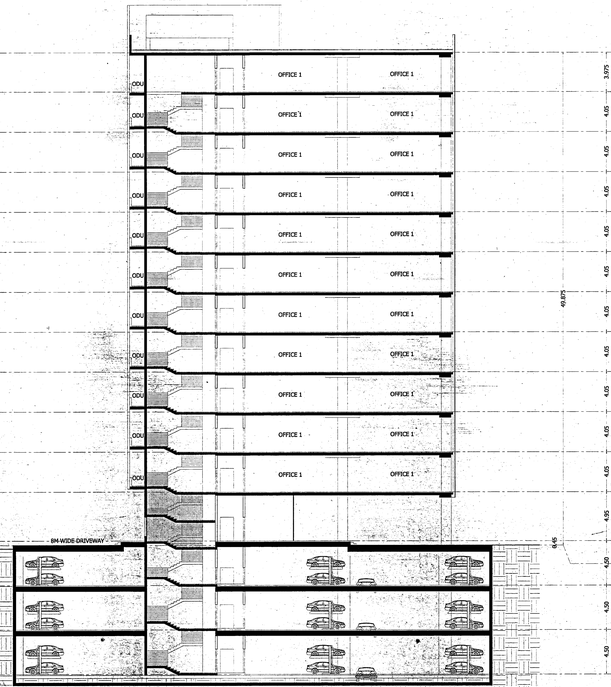
SCHEDULE OF JOINERY:

SLNO	NAME	LENGTH	HEIGHT
1	D (COMMON DOOR)	0.91	2.10
2	D (COMMON DOOR)	0.91	2.10

SCHEDULE OF JOINERY:

SLNO	NAME	LENGTH	HEIGHT
1	D (COMMON DOOR)	0.91	2.10
2	D (COMMON DOOR)	0.91	2.10
3	D (COMMON DOOR)	0.91	2.10


10TH FLOOR PLAN
(U.A.=48.00)
WORKING SPACE
(OFFICE - 10)
LANDSCAPE BELOW
(U.A.=47.00)
FOYER
U.A.=50.00
LIFT
U.A.=50.00
ELEVATION
U.A.=50.00
LIFT
TERRACE
U.A.=50.00
DPO
U.A.=50.00
DPO


TERRACE SLAB LEVEL
FL - 49875mm RL 137.90m
11TH FLOOR
FL - 45800mm RL 149.80m
10TH FLOOR
FL - 41850mm RL 145.75m
9TH FLOOR (REFUGE)
FL - 37800mm RL 141.70m
8TH FLOOR
FL - 33750mm RL 137.65m
7TH FLOOR
FL - 29700mm RL 133.65m
6TH FLOOR (REFUGE)
FL - 25650mm RL 129.55m
5TH FLOOR
FL - 21600mm RL 125.50m
4TH FLOOR
FL - 17550mm RL 121.45m
3RD FLOOR
FL - 13500mm RL 117.40m
2ND FLOOR
FL - 9450mm RL 113.35m
1ST FLOOR
FL - 5400mm RL 109.30m
PLINTH LEVEL
FL - 1450mm RL 104.35m
AVG ROAD LEVEL
FL - 0mm RL 103.90m
BASEMENT 1
FL - -4050mm RL 99.85
BASEMENT 2
FL - -8550mm RL 95.35m
BASEMENT 3
FL - -13050mm RL 90.85m
OFFICE 1
CDU
8M WIDE DRIVEWAY
49.875
4.05
3.975
4.05
4.05
4.05