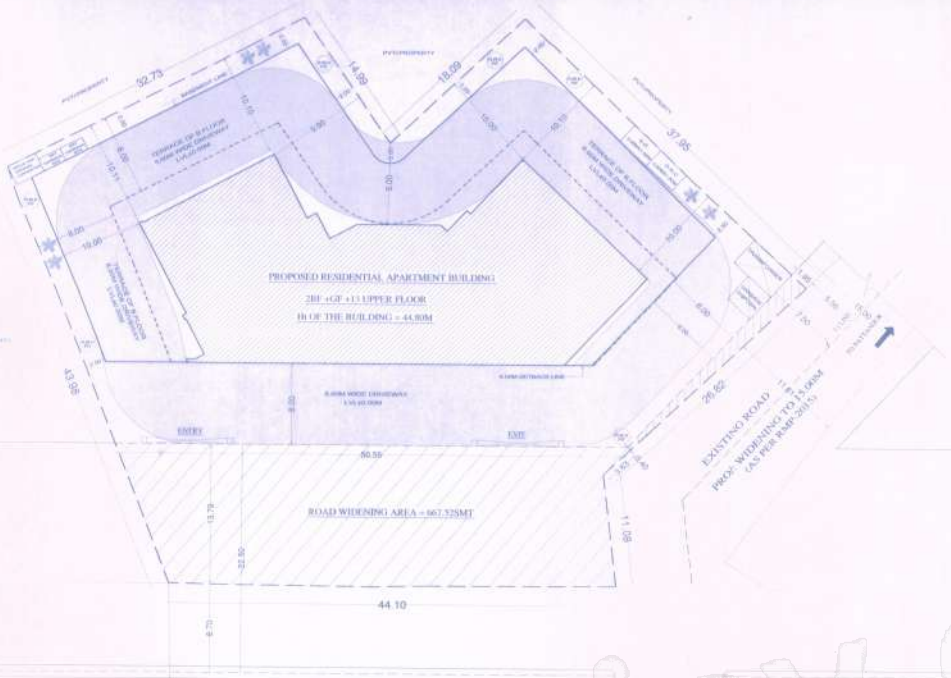


SITE PLAN
SCALE = 1:200

TDR CALCULATION			
S.NO	ORDER NO	DATED	AREA
1.	PURCHASE ORDER NO: 001837	DATED: 30-12-2011	= 251.15 sqm
2.	PURCHASE ORDER NO: 001853	DATED: 30-11-2011	= 340.41 sqm
3.	PURCHASE ORDER NO: 001855	DATED: 15-06-2012	= 250.00 sqm
4.	PURCHASE ORDER NO: 001853	DATED: 19-06-2012	= 188.31 sqm
5.	PURCHASE ORDER NO: 001856	DATED: 19-06-2012	= 181.30 sqm
6.	PURCHASE ORDER NO: 001871	DATED: 19-06-2012	= 436.20 sqm
7.	PURCHASE ORDER NO: 001886	DATED: 05-10-2012	= 215.30 sqm
		TOTAL =	2022.23 sqm

ZONE OF LAND GARRIGANGE : RMO M (ZONE C)
ZONE OF LAND BEING USED : RMO M (ZONE C)
CHANGE OF ZONE: 2.70 m = 2022.23 X 2.70 = 5459.03 sqm
SETBACK RELAXATION = 50% = 10.00MEX = 5.00M

FAR ALLOWABLE(TDR ALLOWED) = 3.00 X 5.00 = 4.00
3.00 + 1.00 = 4.00

GROUND COVERAGE RELAXATION = 45% + (100-45%= 45%)x(10.00%)
= 45% + 10.00% = 55.00%

F.A.R CALCULATION		
TOTAL SITE AREA	=	2022.23 SMT
ROAD WIDENING AREA	=	867.32 SMT
NET SITE AREA	=	2355.11 SMT
PERMISSIBLE F.A.R	=	3.00
PERMISSIBLE F.A.R AREA	=	6867.33 SMT
TDR AREA	=	5459.03 sqm
TOTAL (FAR) AREA = TDR AREA	=	11867.37 SMT
PROPOSED FAR AREA	=	11877.76 SMT
FAR ACHIEVED	=	4.00 < 4.50
GROUND COVERAGE ACHIEVED	=	55.00% < 71.50%
Ht OF THE BUILDING	=	44.80M
LAND USE	=	MIXED(R) COMMERCIAL

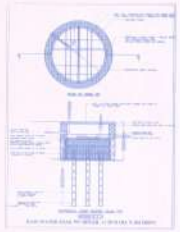
AREA STATEMENT (B-SCP)					
FLOORS	AREA	DEDUCTIONS	NET	DEDUCTIONS	
	(SQ.M)	(SQ.M)	(SQ.M)		
COMMON BASEMENT FLOOR	1099.00	1099.00	00.00		
UPPER BASEMENT FLOOR	1099.00	1099.00	00.00		
GROUND FLOOR	1099.00	588.36	00.00		
1st FLOOR	969.20	36.25	933.25		
2nd FLOOR	969.20	36.25	933.25		1
3rd FLOOR	969.20	36.25	933.25		1
4th FLOOR	969.20	36.25	933.25		1
5th FLOOR	969.20	36.25	933.25		1
6th FLOOR	969.20	36.25	933.25		1
7th FLOOR	969.20	36.25	933.25		1
8th FLOOR	969.20	36.25	933.25		1
9th FLOOR	969.20	36.25	933.25		1
10th FLOOR	969.20	36.25	933.25		1
11th FLOOR	969.20	36.25	933.25		1
12th FLOOR	969.20	36.25	933.25		1
13th FLOOR	969.20	36.25	933.25		1
TERRACE FLOOR	37.25	37.25	0.00		
TOTAL					36.00

NO OF CAR PARKING :

TOTAL NO OF UNITS = 36 UNITS

PLATS LESS THAN 225 SMT = 36 UNITS = 36 CARS
10 % OF VISITORS CARS = 04 CARS
CLUB HOUSE AREA 466.27 / 100 = 14 CARS
TOTAL = 54 CARS

CAR PARKING REQUIRED = 54 CARS
CAR PARKING PROVIDED = 57 CARS



SCHEDULE OF OPENINGS		
TYPE	SIZE	DESCRIPTION
ED	1.10 x 2.15	ENTRANCE DOOR
D1	0.90 x 2.15	DOOR
D2	0.75 x 2.15	TOILET DOOR
SD-1	1.800/2.10	GLAZED DOOR
SD-2	1.800/2.10	GLAZED DOOR
W	2.100/1.40	WINDOW
W1	1.500/1.40	WINDOW
W2	1.200/1.40	WINDOW
V	1.000/0.60	TOILET VENTILATOR

OWNER'S SIGNATURE

Mr HISHAM SYED TAMIZ
(Managing director of)
M/s. EZZY INFRATECH PRIVATE LIMITED

ARCHITECT'S SIGNATURE

N. GANESH, B.E.,.....Ph.
Regd Owner No. F-6788, New Do.
Regd Eng B.C.(L)/LE/0 3000/ 10
No. 60, 5th Cross, 5th main,
S.R. Nagar, BANGALORE - 560 027

TITLE

FOR SANCTION

PROJECT AREA

PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO 383/361/1/49/2237/335, WHITEFIELD MAIN ROAD, WHITEFIELD, (W NO 84) BANGALORE.

DRAWING TITLE

SITE PLAN

SHEET NO. 01 OF 06 SCALE 1:200
DRAWN KIRANRAJ CHECKED
RECOMMENDED UPON APPROVAL MAHESHWARI

BBMP/Addl.Dir/JDNORTH/0000/2012-13

Conditions:

1. Sanction is accorded for the proposed **RESIDENTIAL APARTMENT BUILDING** at Construction of 2BF+GF+11UF (Thirteen 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. 2BF, GF and surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards recovering the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary duct 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 / 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 (Ex & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.00 m to 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 – IV (Bye-law No. 3.6) under sub section (v) & (x) to (xi).
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 columns, 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 & either new 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 Structure 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" Issuing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide water water heaters as per table 17 of Bye-law No. 28 for the building.
26. Facilities for physically handicapped persons prescribed in schedule #1 (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 18, 19, 23, 24, 26 & 28 are provided in the building.
29. The applicant shall ensure that no incinerators is located 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** 3000 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 structure 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. The NOC from KSPCB / State Level Environment Impact Assessment Clearance (SEIAC) / The Ministry of Environmental and Forest (MOEF) should be taken before commencement of work (if applicable).
33. Sufficient two wheeler parking shall be provided as per requirement.
34. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35. The owner / Association of 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. This certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
36. The Owner / Association of the highrise building shall conduct fire mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
37. The owner / Association of the highrise building shall conduct lift mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of lift hazards.
38. Payment of license fees for sanction of this plan is subject to result of W.P No. 40000/2000 & 28802/2002.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
40. The area reserved for the proposed widening of the adjoining road should relinquished to BBMP before obtaining commencement certificate.
41. The NOC from KSPCB and Airport Authority Of India should be submitted before obtaining commencement certificate.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM (Residential Housing) Letter No. LD200LET2013, dated: 01.04.2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated the plan sanctioned stands cancelled automatically and legal action will be initiated.

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GB/213/2012 28-02-2013	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AIR/560/A(CE)/BHAL/BG-04/2012 25-03-2013	
3	BWSSB	BWSSB/CE (W.S)/SE(W)/EE(M)/AEE(M)/DCD-12 29-01-2013	
4	BESCOM	EE/MRA/AE/DCD/AE(MT)-7 28-01-2013	
5	KSPCB	KSPCB/CFO/ASO/2012-13/00 27-03-2013	

III. The Applicant has paid the fees vide Receipt No. TPL/07PR/07/01/2013-14/Cc/00846, dated: 24.10.2013 for the following:-

1.	Licence Fees	8,79,027.00
2.	Ground Rent	6,21,751.00
3.	Betterment Charges	
	a) For Building	51,888.00
	b) For Site	19,053.00
4.	Security Deposit	16,34,378.00
5.	Plan copy	51,000.00
6.	Compound wall Charges	3,000.00
7.	1% Service Charge on Labour Cess. to be paid to BBMP	16,731.00
	TOTAL	: 32,16,227.00
	SAY Rs.	32,20,000.00

8. Labour Cess No. 15/50,320/10, DD NO. 001845, DATE: 24/10/2013
ICICI BANK, MG ROAD BANGALORE

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರ

ಈ ಯೋಜನೆಯನ್ನು ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ ಮತ್ತು ಮಂಜೂರಾತಿ ಪತ್ರವು ದಿನಾಂಕ: ..... ರಂದು ನೀಡಿರುತ್ತದೆ ಮತ್ತು ಈ ಕೆಳಗಿನ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದ ಸಹಿ

ಅಧಿಕಾರಿಯ ಹುದ್ದೆ ಮತ್ತು ಕಚೇರಿ

FOR SANCTION

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