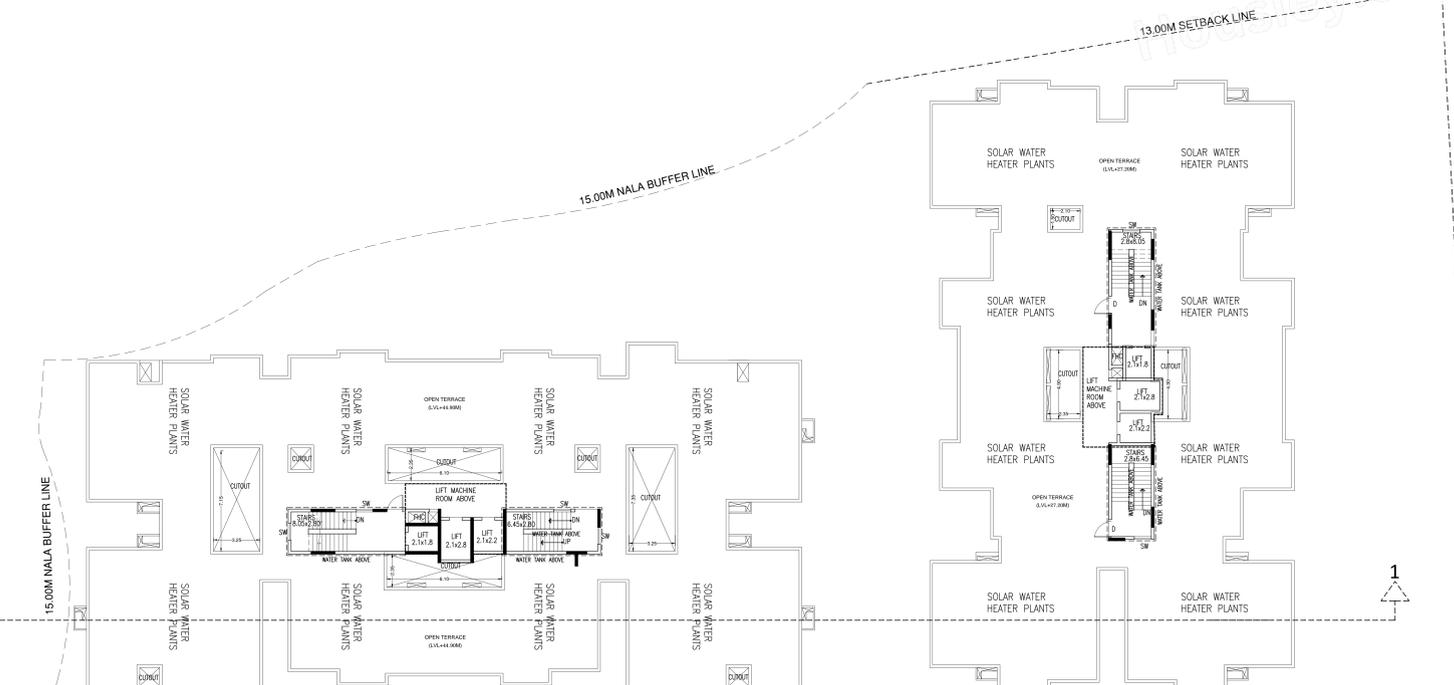


WING-B
3RD TO 14TH FLOOR PLAN
(LVL+9.50M) TO (LVL+41.95M)
NO. OF UNITS=08X12=96Nos

WING-A
3RD TO 8TH FLOOR PLAN (LVL+9.50M) TO (LVL+24.25M)
NO. OF UNITS=8X6=48Nos



WING-B
TERRACE FLOOR PLAN
(LVL+44.90M)

WING-A
TERRACE FLOOR PLAN
(LVL+27.20M)

Floor Name	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)						Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Cover Area other than Terrace
		Staircase	LR	LR Machine	Void	Substructure	Parking				
Terrace	54.88	42.60	9.66	4.62	0.00	0.00	0.00	0.00	0.00	0.00	
Open Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	
First Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	
Second Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	
Third Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	
Fourth Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	
Fifth Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	
Sixth Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	
Basement	1487.52	36.44	19.83	0.00	33.51	860.05	860.05	08	1.00	541.37	
Total	8168.72	381.24	101.43	20.34	800.90	7133.32	7133.32	61	541.37	541.37	

Block Name	Name	Length	Height	NOS
B (RESIDENTIAL)	1	0.78	2.15	47
B (RESIDENTIAL)	2	0.90	2.15	201

Block Name	Name	Length	Height	NOS
B (RESIDENTIAL)	1	1.20	1.20	47
B (RESIDENTIAL)	2	1.80	2.15	204
B (RESIDENTIAL)	3	2.25	2.15	93

Approval Condition:
This Plan Sanction is issued subject to the following conditions:

- The sanction is accorded for a) Construction of WING-A PROPOSED RESIDENTIAL APARTMENT BUILDING 28-0F-14F and WING-B PROPOSED RESIDENTIAL APARTMENT BUILDING 28-0F-14F.
- The sanction is accorded for Apartment WING-A PROPOSED RESIDENTIAL APARTMENT BUILDING and Apartment WING-B PROPOSED RESIDENTIAL APARTMENT BUILDING only. The use of the building shall not deviate to any other use.
- Car Parking reserved in the plan shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM.
- Any necessary ducts for running telephone cables, cables at ground level for postal services and space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary hoarding in the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE the workmen employed in the construction work against any accident / untoward incidents arising during the time of construction.
- The applicant shall not stock any building materials / debris on the approach or on roads or on drains.
- The applicant shall provide a separate room for storing the distribution transformer & associated equipment as per K.E.C. (E&D) code leaving 3.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provision for telecom services as per bye law No.25.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people, structures etc. & around the site.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- License and approved plans shall be posted in a conspicuous place of the concerned 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 inspection.
- 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 penalized in the third instance. If the contravention is repeated, the same is reported for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 1.6) under sub-section (iv) of clause (a) to (d).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footing before erection of walls on the foundation and in the case of columnar structure before erecting the columns, "COMPLETION CERTIFICATE" shall be obtained in construction or reconstruction of a building shall be completed before the expiry of five years from the date of issue of license & when more work is required to be completed shall apply for permission to occupy the building.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 22(a).
- The building shall be designed and constructed according to the norms prescribed in National Building Code and the Code of earthquake resistant building.
- The applicant should provide solar water heaters as per table 17 of the bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye-law -27) of Building bye-laws 2002 shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S. No. 23, 24, 25 & 26 are provided in the building.
- The applicant shall ensure that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - k-g capacity installed in the site for the use of municipal Corporation for incineration of 20 and above and 2000 Sq.m and above built up area for Commercial building.
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
- Sufficient two wheeler parking shall be provided as per requirement.
- Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
- The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
- The Owner / Association of high-rise building shall get the building inspected by empowered agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition and an affidavit in that effect shall be submitted to the Corporation and Fire Force Department every year.
- The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BBMP and shall get the renewal of the permission issued once in Two years.
- The Owner / Association of the high-rise building shall conduct two mock - trials in the building before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
- The Builder / Contractor / Professional responsible for supervision of work shall not start the materials and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner as to the risk involved in contravention of the provisions of the A.C. Rules, Bye-laws, Zoning Regulations, Standing Orders and Frisco Orders of the BBMP.
- The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule IV. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
- In case of Development plans, Plans and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for every 180 Sqm up to 240 Sqm by minimum of two trees for sites measuring with more than 240 Sqm. < One tree for every 240 Sqm in the case of Apartment / group housing / multi-dwelling / independent plan.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Also see, building license for special conditions, if any.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Knowledge/Insider Letter No. LD/SL/ET/2013, dated 11/04/2013).
- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the Karnataka Building and Other Construction Workers Welfare Board should be strictly adhered to.
- The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the name shall also be submitted to the concerned Engineer in order to register the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the Karnataka Building and Other Construction Workers Welfare Board.
- Note: 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 submitted by the builder / contractor to the Labour Department which is mandatory. 3 Employment of child labour in the construction activities strictly prohibited. 4 Claims/MCC from the Labour Department before commencing the construction work is a must. 5 BBMP will not be responsible for fire disposal but fire area 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.

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KATHA NO.7670, BY NO.76/14 BZ OF GUNJURU VILAGE, WARTHUR HOBLI, WARD NO-148, BANGALORE EAST TALK.

COLOR INDEX

AREA STATEMENT (BMAP) : VERSION NO. 1.0.18
VERSION DATE: 09/05/2020

PROJECT DETAIL :
Project Name: PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KATHA NO.7670, BY NO.76/14 BZ OF GUNJURU VILAGE, WARTHUR HOBLI, WARD NO-148, BANGALORE EAST TALK.
Project Type: Building/Permissible
Master of Sanction: BBMP
Location: RNT/IT
Building Line Location as per Z.R. No. 1
Locality: /Sheet of the property, Gunjur Village, Warthur Hobli, Bangalore Zone: Mahadevapura
Title: Warthur Hobli
Drawing No: 3/15/Varthur

AREA DETAILS :
Area of Plot: 80.247
Area of Building: 7133.32
Area of Open Space: 864.68
Area of Terrace: 54.88
Area of Basement: 1487.52
Area of Substructure: 860.05
Area of Parking: 541.37
Area of Road: 0.00
Area of Drain: 0.00
Area of Other: 0.00
Area of Total: 8168.72

COVERAGE CHECK :
Permissible Coverage Area (50.00 %): 4064.36
Proposed Coverage Area (62.25 %): 5082.44
Actual FAR Coverage Area (62.25 %): 5082.44
Balance coverage area (4.76 %): 450.12

FAR CHECK :
Permissible F.A.R. as per zoning regulation 2015 (2.25): 21170.50
Actual F.A.R. within (a) and (b) for empanelment (part - 1): 0.00
Actual F.A.R. within (a) and (b) for empanelment (part - 2): 0.00
Premium FAR for P2 within impact zone (): 0.00
Residential FAR (100.00 %): 21170.50
Proposed FAR Area (2.25): 21165.50
Balance FAR Area (1.00): 4.94

Block B (RESIDENTIAL) Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
B (RESIDENTIAL) 1	Residential	Apartment	Highrise	R
B (RESIDENTIAL) 2	Residential	Apartment	Highrise	R

Required Parking Table 7a)

Block Name	Type	Subtype	Area (Sq.Mt)	Block	Prop.	Res.	Car	Two	Prop.
B (RESIDENTIAL)	Residential	Apartment	50.225	1	-	-	1	111	-
B (RESIDENTIAL)	Residential	Apartment	50.225	1	-	-	1	61	-
Total								172	300

Parking Check Table 7b)

Vehicle Type	No.	Area (Sq.Mt)	No.	Area (Sq.Mt)
Car	172	286.56	300	4125.00
Two/Three Car Parking	0	0.00	0	0.00
Total Car	172	286.56	300	4125.00
Two/Three	-	-	0	0.00
Other Parking	-	-	0	0.00
Total	172	286.56	300	4125.00

FAR & Tenement Details

Block	No. of Served Units	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Cover Area other than Terrace
B (RESIDENTIAL)	1	28466.69	906.44	1274.66	7.84	458.91	14013.32
B (RESIDENTIAL)	2	8168.72	381.24	32.34	500.39	0.00	7133.32
Grand Total	2	36635.40	1287.68	1607.04	7.84	458.91	21166.64

Block B (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.Mt)	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Cover Area other than Terrace
Terrace	54.88	42.60	9.66	4.62	0.00	0.00
Open Floor	603.96	42.60	9.66	4.62	33.50	864.68
First Floor	603.96	42.60	9.66	4.62	33.50	864.68
Second Floor	603.96	42.60	9.66	4.62	33.50	864.68
Third Floor	603.96	42.60	9.66	4.62	33.50	864.68
Fourth Floor	603.96	42.60	9.66	4.62	33.50	864.68
Fifth Floor	603.96	42.60	9.66	4.62	33.50	864.68
Sixth Floor	603.96	42.60	9.66	4.62	33.50	864.68
Basement	1487.52	36.44	19.83	0.00	33.51	860.05
Total	8168.72	381.24	101.43	20.34	800.90	7133.32

SCHEDULE OF JOINERY :

Block Name	Name	Length	Height	NOS
B (RESIDENTIAL)	1	0.78	2.15	47
B (RESIDENTIAL)	2	0.90	2.15	201
B (RESIDENTIAL)	3	1.20	1.20	47
B (RESIDENTIAL)	4	1.80	2.15	204
B (RESIDENTIAL)	5	2.25	2.15	93

SCHEDULE OF JOINERY :

Block Name	Name	Length	Height	NOS
B (RESIDENTIAL)	1	1.20	1.20	47
B (RESIDENTIAL)	2	1.80	2.15	204
B (RESIDENTIAL)	3	2.25	2.15	93

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/S AKASH DWELLINGS PVT LTD no 10 by Director Nishay Jayaraman GPA holder M/S Sankh & others BZA, Langford Garden, Dholmas Town, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S' SIGNATURE
Hema Somashekar Channavar Akash Developers, No.10, Vittal Malya Road, Bangalore BCCBL 3 & 4, 28/11/2019

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KATHA NO.7670, BY NO.76/14 BZ OF GUNJURU VILAGE, WARTHUR HOBLI, WARD NO-148, BANGALORE EAST TALK.

DRAWING TITLE :
3rd to 8th FLOOR PLAN (WING-A) & 3rd to 14th FLOOR PLAN (WING-B) TERRACE FLOOR PLAN

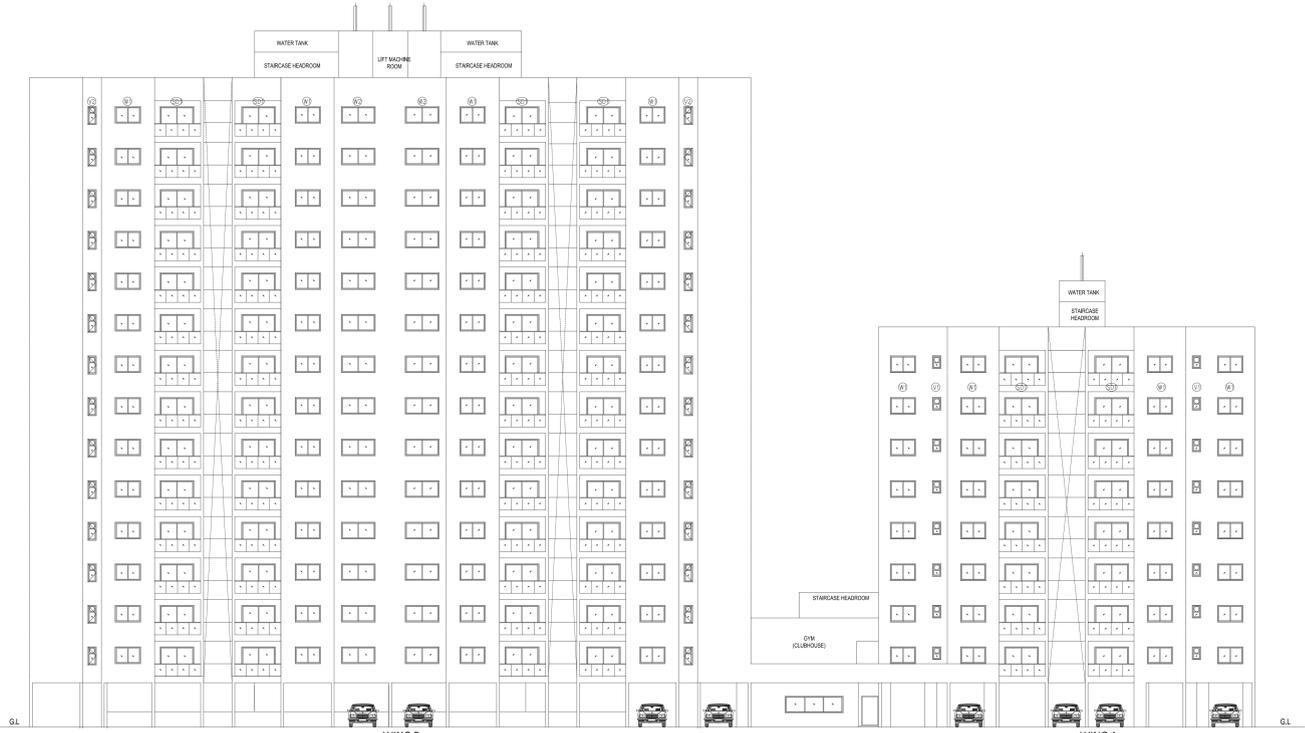
SHEET NO : 6

SANCTIONING AUTHORITY :

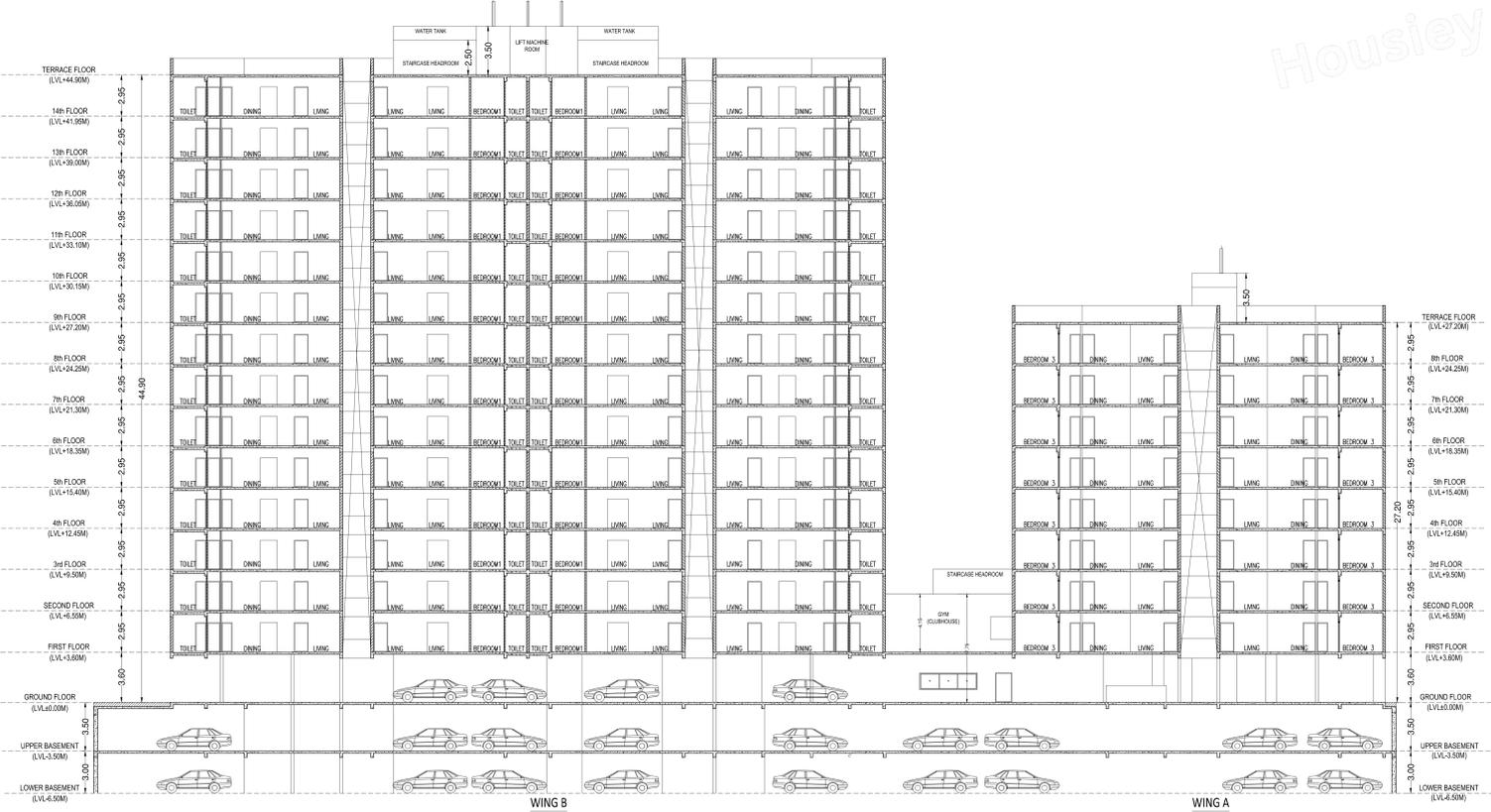
OFFICER IN CHARGE	REVENUE ENGINEER	DEPUTY ENGINEER	JOINT ENGINEER

The approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

ORTRH



ELEVATION A



SECTION 1

Block A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.Mt)	StarCase	LR	LR Macro	Void	Parking	Ramp	Roof	Proposed FAR Area (Sq.Mt)	Total FAR Area (Sq.Mt)	Temp (No)	Carpet Area other than Terrace
Terrace Floor	54.88	42.60	9.66	4.62	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
14th Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
13th Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
12th Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
11th Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
10th Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
9th Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
8th Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
7th Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
6th Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
5th Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
4th Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
3rd Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
2nd Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
1st Floor	603.96	42.60	9.66	4.62	33.50	864.68	864.68	08	0.00	0.00	08	0.00
Total	8168.72	381.24	101.43	32.34	800.99	7133.32	7133.32	61	541.37	541.37	61	541.37

SCHEDULE OF JONERY:

Block Name	Name	Length	Height	Notes
A (RESIDENTIAL)	01	0.78	2.15	47
A (RESIDENTIAL)	01	0.90	2.15	201

SCHEDULE OF JONERY:

Block Name	Name	Length	Height	Notes
A (RESIDENTIAL)	V	1.20	1.20	47
A (RESIDENTIAL)	W	1.80	2.15	204
A (RESIDENTIAL)	W	2.25	2.15	03

Approval Condition:
This Plan Sanction is issued subject to the following conditions:

- The sanction is accorded for a) Constructing of WING A PROPOSED RESIDENTIAL APARTMENT BUILDING 28-GF+BUF and WING B PROPOSED RESIDENTIAL APARTMENT BUILDING 28-GF+14UF.
- The sanction is accorded for Apartment WING A PROPOSED RESIDENTIAL APARTMENT BUILDING and Apartment WING B PROPOSED RESIDENTIAL APARTMENT BUILDING only. The use of the building shall not deviate to any other use.
- Car Parking reserved in the plan shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM.
- Any necessary ducts for running telephone cables, provided at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary hoists for the use of construction workers and it should be dismantled after.
- The applicant shall INSURE workers employed in the construction work against any accident / untoward incidents arising during the time of construction.
- The applicant shall not stock any building materials / rubble on topsoil or on roads or on drains.
- The debris shall be removed and transported to near by dumping yard.
- The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformer & associated equipment as per K.E.R.C. (E&D) code leaving 3.00 mts. from the building with the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provision for telecom services as per Bye-Law No.25.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other nuisances endangering the safety of people, structures etc., & around the site.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- License and approved plans that posted in a conspicuous place of the concerned 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 inspection.
- 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 if the violation continues the registration (if same is repeated for the third time).
- Technical personnel, applicant or owner or the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub-section (iv) (a) to (iv).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMPLETION CERTIFICATE" shall be obtained.
- Construction or reconstruction of the building shall be completed before the expiry of five years from the date of issue of license & within the maximum period as stipulated in the plan for permission to occupy the building.
- The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
- The building shall be designed and constructed according to the norms prescribed in National Building Code and the "Code of Practice for earthquake resistant design of structure".
- The applicant should provide solar water heaters as per table 17 of the Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye-law -21) of Building Bye-law 2003 shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the disabled entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S. No. 23, 24, 25 & 26 are provided in the building.
- The applicant shall ensure that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit — k-g capacity installed in site for in-situ / on-site (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation of basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
- Sufficient two wheeler parking shall be provided as per requirement.
- Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
- The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in two years.
- The Owner / Association of high-rise building shall get the building inspected by empowered agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed are in good and workable condition and an affidavit in that effect shall be submitted to the Corporation and Fire Force Department every year.
- The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspector every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BWSSB and shall get the renewal of the permission issued once in two years.
- The Owner / Association of the high-rise building shall conduct two mock - trials in the building or before the onset of summer and ensure complete safety in respect of fire hazards.
- The Builder / Contractor / Professional responsible for supervision of work shall not start the materials and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner's about the risk involved in contravention of the provisions of the A.U. Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BWSSB.
- The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BWSSB (Sanctioning 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 / columns of the foundation. Otherwise the plan sanction deemed cancelled.
- In case of Development plan, Plans and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
- All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- The applicant/owner/developer shall abide by the sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for 10 sq.mts measuring 180 Sqm up to 240 Sqm by minimum of two trees for sites measuring with more than 240 Sqm. <1 One tree for every 240 Sq.m in case of any false information, misrepresentation of facts or pending court cases, the plan sanction is deemed cancelled.
- Also see, building license for special conditions, if any.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Knowledge/Notice/Letter No. LD/LET/2013, dated 01-04-2013).
- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction Workers Welfare Board" should be strictly adhered to.
- The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the name shall also be submitted to the concerned Engineer in order to register the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his 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 submitted by the builder / contractor to the Labour Department which is mandatory. 3 Employment of child labour in the construction activities strictly prohibited. 4 Clearing NCC from the Labour Department before commencing the construction work is a must. 5 BWSSB 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.

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE
AT KATHA NO.7670, BY NO.76/18 & 22 OF GANURU VILAGE
WARTHUR HOLE, WARD NO-148, BANGALORE EAST TALK.

SCALE : 1 : 150

COLOR INDEX

OWNER / G/A HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
MS AKASH DWELLINGS PVT LTD no by Director Nishay Jayaraman G/A holder A.S. Sathish & others 82A, Langford Garden, Richmond Town, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S' SIGNATURE
Hema Somashekar Channabasavar Akash Developers No.10, Vitthal Malya Road, Bangalore BCCBL 3, 6/A, 28/8/19/16 on

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE
AT KATHA NO.7670, BY NO.76/18 & 22 OF GANURU VILAGE
WARTHUR HOLE, WARD NO-148, BANGALORE EAST TALK.

DRAWING TITLE :
SECTION ELEVATION (WING A & B)

SHEET NO : 7

NORTH

SANCTIONING AUTHORITY :

OFFICER IN CHARGE	DESIGN OFFICER	SENIOR OFFICER	JOINT OFFICER

The approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.