SITE PLAN

BBMP/Addl.Dir/JD NORTH/0258/16-17

I Conditions:

1. Plan Sanction is accorded for the proposed Residential Apartment Building :
   a) Construction of common BF-1 covering North & South Tower & common BF 2 covering Tower 4 in North Tower & South Tower with GF + 15 UF & Part of 16 UF in North Tower & GF + 14 UF & part of 15 & 16 UF in South Tower, including Club house in North and South Tower
2. Sanction is accorded for **RESIDENTIAL USE**only. The use of the building shall not be deviated to any other use.
3. 2 BF part of ground floor & surface area is reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 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 IV-8 (e) to (k)
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining " OCCUPANCY CERTIFICATE" from the competent authority
22. Drinking water supplied by BWSSBshould not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a)
24. The building shall be designed and constructed adopting the norms prescribed in National Building code and in the "Criteria for earthquake resistant design of structures" bearing No.IS 1893 - 2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye - law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye -laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** of required capacity installed at site for its re-use/ disposal in consultation with BBMP Zonal Health officer.
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be taken wherever 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 with due inspection regarding working condition of Fire Safety Measures installed The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
36. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued
38. The Owner / Association of the high-rise building shall conduct two mock- trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
39. The owner / builder shall obtain NOC from HAL & submit the same before obtaining the Occupancy certificate.
40. The owner / builder should officially handover the land area proposed for acquisition by BMRCL & shall submit the possession certificate for handing over the same, before obtaining commencement certificate
41. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM LETTER NO:LD/95/LET/2013, dated: 01-04-2013

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps/ construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
7. Payment of License fee for sanction of this plans is subject to result of W.P. No: 4906/2008 & 2993/2008.

Sl. NO	Name of the statutory Department	Reference no. and date	Conditions imposed
1.	AIRPORT AUTHORITY OF INDIA	No. AAI | KIA | ATM | NOC |8129-31 dt. 15.11.2016	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2.	FIRE FORCE DEPARTMENT	GBC(1)446/2016 dt. 31.01.2017	
3.	KSPCB	No. PCB / 69 / CNP / 17 / H-201 dt. 21.06.2017	
4.	BWSSB	No. BWSSB/EIC/CE(M)/ACE(M)-IV/DCE(M)-I/TA(M)-III /15773/2016-17 dt. 28.03.2017	
5.	BESCOM	No. CEE/BMAZ/AE/AEE-4/F-115/16-17/7578-81 dt. 31.03.2017	
6.	SEIAA/MOEF	No. SEIAA 177 CON 2016 dt. 09.03.2017	
7.	BSNL	No. DE/SAN/BG/S-11/VOL XI/20 dt. BG-41, 26/08/2016	
8.	BMRCL	No. BMRCL/LA/PAGE 2/R1-E-191,192/16-17/923/DT 25/01/2017	

II. The Applicant has paid the fee vide **Receipt No.** RE-ifms331-TP/000202 dated. 29.06.2017 for the following:

1	Licence Fees	Rs. 73,33,278.00
2	Ground Rent	Rs. 36,46,307 00
3.	Betterment Charges	
	a) For Building	Rs. 1,62,058 00
4	Security Deposit	Rs 81,02,905 00
5.	Plan Copy	Rs. 30,000 00
6.	Compound wall charges	Rs. 1,29,000.00
	Add 1% for administrative charges towards labour cess	Rs. 1,21,603 00
	TOTAL	Rs. 1,95,25,152 00
		SAY Rs. 1,95,26,000 00

Labour Cess

UTR No. N179170319235054 of Rs.50,00,000.00, N179170319235393 of Rs.50,00,000.00, , N179170319242858 of Rs.20,38,700.00, — Rs. 1,20,38,700 00

Bank: HDFC dated: 28.06.2017

LEGEND

1		AREA FOR METRO EXPANSION
2		PARK & OPEN SPACE
3		CIVIC AMENITIES
4		BUILDING LAYOUT
5		BASEMENT EXHAUST
6	–·–·–·–	SITE BOUNDARY
7	— — —	SETBACK LINE
8	———	BASEMENT EXTENT

AREA STATEMENT [SUMMARY]

1	2	3	4
Sr. No.	Description	Area [sqm]	No.
1	Plot area as per document	21448	
2	Land area notified by BMRCL (as per document)	93.48	
3	Available Gross Site area	21354.52	
4	Park and Open Space @10% of the gross site area(required)	2135.45	
5	Civic Amenities @5.01% of the gross site area(provided)	1069 86	
6	Site Area available for FAR utilisation	20284.66	
7	Park and Open Space provided	2146	10.05%
8	Surface parking required		78
9	Surface parking provided		80
10	FAR permitted		3.00
11	Net FAR area	60849.91	
12	Proposed Builtup area	81029.05	
13	FAR achieved		2.9998
14	Ground coverage achieved	3210.15	15.03%
15	Set back all around		16m

CALCULATION OF OPEN SPACES

Permissible (in sqm)			Proposed (in sqm)		
Description	Area	%age	Details	Area	%age
Total Site Area	21354.52	100			
			Park and Open Space-1	698	
			Park and Open Space-2	365	
			Park and Open Space-3	1083	
Park and Open Space Reservation	2135 45	10%	Total Park and Open Space provided	2146	10 05%
Civic Amenities	1067 73	5%	Civic Amenities Area-1	1069 86	
			Total	1069 86	5.01%
Total	3203.18	15%		3215.86	15.06%

Unit Matrix [North Tower]

Unit	Type A	Type B	Type C	Type D	Type E	Type F	Total
1 BHK-EWS	32	0					32
2 BHK	30	0	0	0	0	0	30
2.5 BHK	78						78
3 BHK	30	0	33	28	15	0	106
Total							246

Unit Matrix [South Tower]

Unit	Type A	Type B	Type C	Type D	Type E	Type F	Total
1 BHK-EWS	0	17					17
2 BHK	14	17	30	15	45	14	135
2.5 BHK	45						45
3 BHK	0	14	15	0	0	15	44
Total							241

Unit Matrix [Overall]

Unit	Type A	Type B	Type C	Type D	Type E	Type F	Total
1 BHK-EWS	32	17					49
2 BHK	44	17	30	15	45	14	165
2.5 BHK	123						123
3 BHK	30	14	48	28	15	15	150
Total							487

PARKING ACHIEVED

1			2	Car Parking Regulation
Sr. No.			No.	[BBMP]
1	Basement 1	Unique	308	1 car park for unit measuring 50 sqm to 150 sqm of floor area
2	Basement 2	Unique	167	
3	Ground Floor		22	
4	Surface		68	
5	Total Parking		565	

PARKING REQUIRED

1	2		3	4	5
Sr. No.	Unit Type		Plinth Area [sqm]	Unit Count	Parking Req
1	1 BHK-EWS	Type A	53.03	32	32
2		Type B	52.49	17	17
3	2 BHK	Type A	81 92	44	44
4		Type B	83 64	17	17
5		Type C	81 67	30	30
6		Type D	88.29	15	15
7		Type E	87.55	45	45
8		Type F	91 16	14	14
9	2 5 BHK	Type A	104 26	123	123
10	3 BHK	Type A	120.69	30	30
11		Type B	121 07	14	14
12		Type C	120.27	48	48
13		Type D	134 44	28	28
14		Type E	133 77	15	15
15		Type F	134 73	15	15
16	Total Parking [all units]				487
17	Clubhouse [One/50 sqm of Clubhouse]		1480.02	1	29
18	Visitors @ 10% of Apartments				49
19	Total Parking Required				565

BASEMENT

S.No.	Floor	Gross Area (sqm)	BUA Deductions: Lift Shafts (sqm)	BUA Deductions: Shafts & Cutout (sqm)	Total Built Up Area (sqm)	FAR Deductions: Parking (sqm)	FAR Deductions: Service Core (sqm)	FAR Deductions: LMR & OHT (sqm)	Total FAR Area (sqm)
1	Basement 1	13465 64	86 24	350 59	13028 81	12461 08			567 73
2	Basement 2	7972 92	53 9		7919 02	7252 39			666 63
3	Total	21438 56	140 14	350 59	20947 83	19713 47	0	0	1234 36

NORTH TOWER

S.No.	Floor	Gross Area (sqm)	BUA Deductions: Lift Shafts (sqm)	BUA Deductions: Shafts & Cutout (sqm)	Total Built Up Area (sqm)	FAR Deductions: Parking (sqm)	FAR Deductions: Service Core (sqm)	FAR Deductions: LMR & OHT (sqm)	Total FAR Area (sqm)
1	Ground Floor	1722 05	45 46	19 15	1657 44				1657 44
2	First Floor	817 87	45 46	12 68	759 73				759 73
3	Second Floor	2131 92	45 46	18 96	2067 5				2067 5
4	Third Floor	2020 8	43 12	17 94	1959 74				1959 74
5	Fourth Floor	2020 8	43 12	17 94	1959 74				1959 74
6	Fifth Floor	2020 8	43 12	17 94	1959 74				1959 74
7	Sixth Floor	2020 8	43 12	17 94	1959 74				1959 74
8	Seventh Floor	2020 8	43 12	17 94	1959 74				1959 74
9	Eighth Floor	2020 8	43 12	17 94	1959 74				1959 74
10	Ninth Floor	2020 8	43 12	17 94	1959 74				1959 74
11	Tenth Floor	2020 8	43 12	17 94	1959 74				1959 74
12	Eleventh Floor	2020 8	43 12	17 94	1959 74				1959 74
13	Twelth Floor	2020 8	43 12	17 94	1959 74				1959 74
14	Thirteenth Floor	2020 8	43 12	17 94	1959 74				1959 74
15	Fourteenth Floor	2020 8	43 12	17 94	1959 74				1959 74
16	Fifteenth Floor	2020 8	43 12	17 94	1959 74				1959 74
17	Sixteenth Floor	1692 67	43 12	16 83	1632 72				1632 72
18	Terrace	274 28	43 12	16 83	214 33		214 33		0
19	Total	31808 34	783 18	317 67	31808 34	0	214 33		31594 01

SOUTH TOWER

S.No.	Floor	Gross Area (sqm)	BUA Deductions: Lift Shafts (sqm)	BUA Deductions: Shafts & Cutout (sqm)	Total Built Up Area (sqm)	FAR Deductions: Parking (sqm)	FAR Deductions: Service Core (sqm)	FAR Deductions: LMR & OHT (sqm)	Total FAR Area (sqm)
1	Ground Floor	1488 1	45 35	16 31	1426 44				1426 44
2	First Floor	808 17	45 35	17 23	745 59				745 59
3	Second Floor	1738 72	45 35	17 38	1675 99				1675 99
4	Third Floor	1839 22	43 2	16 73	1779 29				1779 29
5	Fourth Floor	1839 22	43 2	16 73	1779 29				1779 29
6	Fifth Floor	1839 22	43 2	16 73	1779 29				1779 29
7	Sixth Floor	1839.22	43 2	16 73	1779 29				1779 29
8	Seventh Floor	1839 22	43 2	16 73	1779 29				1779 29
9	Eighth Floor	1839 22	43 2	16 73	1779 29				1779 29
10	Ninth Floor	1839 22	43 2	16 73	1779 29				1779 29
11	Tenth Floor	1839 22	43 2	16 73	1779 29				1779 29
12	Eleventh Floor	1839 22	43 2	16 73	1779 29				1779 29
13	Twelth Floor	1839 22	43 2	16 73	1779 29				1779 29
14	Thirteenth Floor	1839 22	43 2	16 73	1779 29				1779 29
15	Fourteenth Floor	1839.22	43 2	16 73	1779 29				1779 29
16	Fifteenth Floor	1469 13	43 2	14 91	1411 02				1411 02
17	Sixteenth Floor	1469 13	43 2	14 91	1411 02				1411 02
18	Terrace	305 37	43 2	10 83	251 34		251 34		0
19	Total	28272 88	784 05	292.33	28272 88	0	251 34	0	28021.54

LEGEND

	RCC WALLS
	SHEAR WALLS
	MASONRY WALLS / BLOCKWORK

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13/06/2017 ... 0258/16-17 ... 30/06/17 ... 30/06/2017 ... 29/06/2019

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

SANCTION DRAWING

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT KHATA NO.365 (SY NO. 13/6, 14/1, 16/4 AND 16/5) OF HOODI VILLAGE, K.R PURAM HOBLI, WARD NO. 82 MAHADEVAPURA ZONE, BANGALORE EAST TALUK, B'LORE.

OWNER'S SIGNATURE:

M/S GODREJ HOUSING PROJECTS LLP

UDAY BHASKAR (AUTHORIZED SIGNATORY)

CLIENT:

M/S GODREJ HOUSING PROJECTS LLP

GPA HOLDER FOR SMT. R. VARALAKSHMI
W/O A. RAJENDRAN

ARCHITECT'S SIGNATURE
KIRAN VENKATESH (ARCHITECT'S NAME)

ARCHITECT'S SIGNATURE — BCC/BL.3.2.3/A-966/2001-02 (LICENSE . NO)

DRAWING TITLE

SITE PLAN

ORIENTATION: N

DATE : 23-05-17

SCALE : 1:250

DRAWING NO.:
SANCTION 01 OF 12

ARCHITECT:
InFORM ARCHITECTS
422, 2ND FLOOR, 9TH MAIN ROAD,
BANASHANKARI II STAGE, BENGALURU – 560070.
PH/FAX: +91 80 26713360/61/62