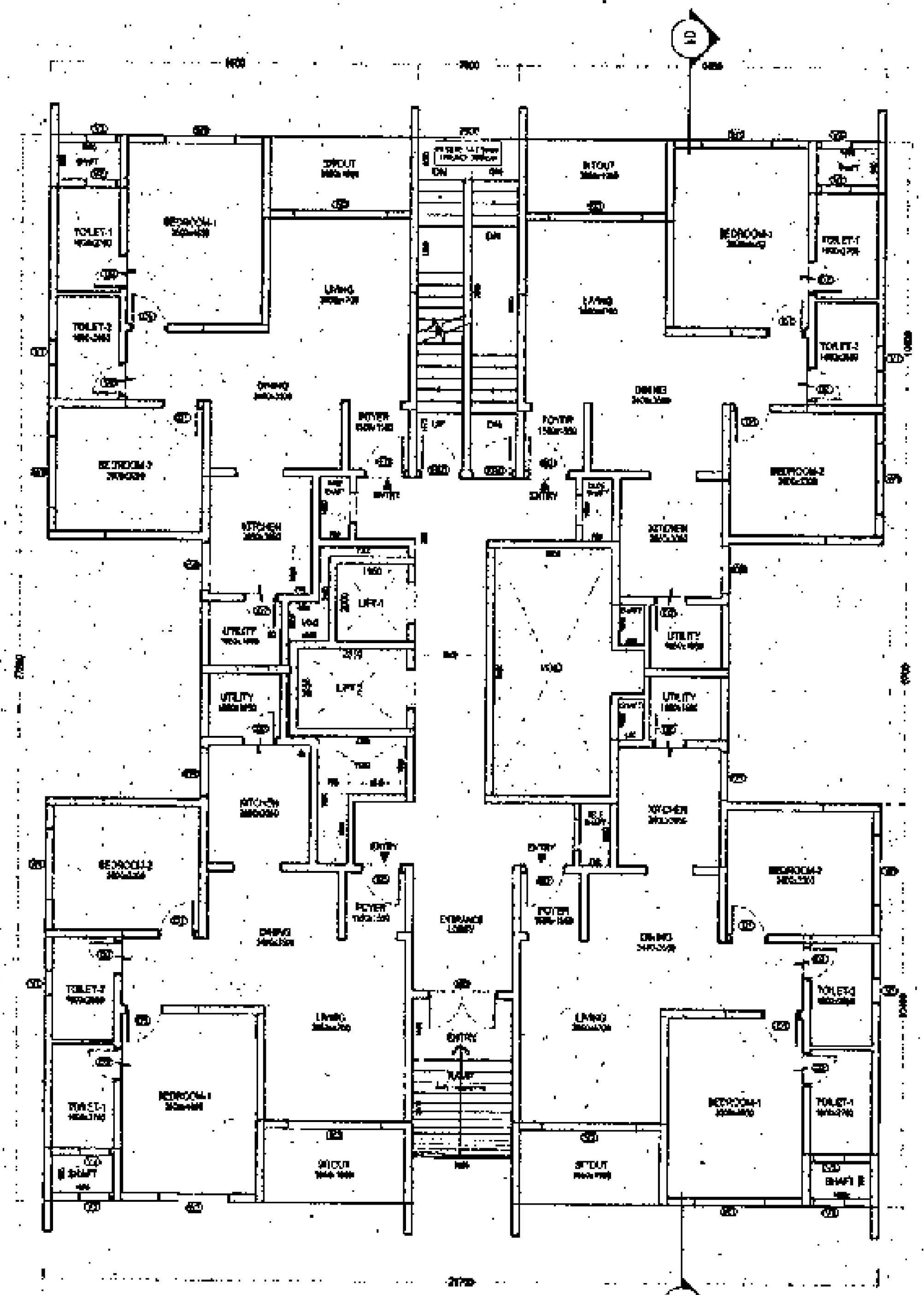
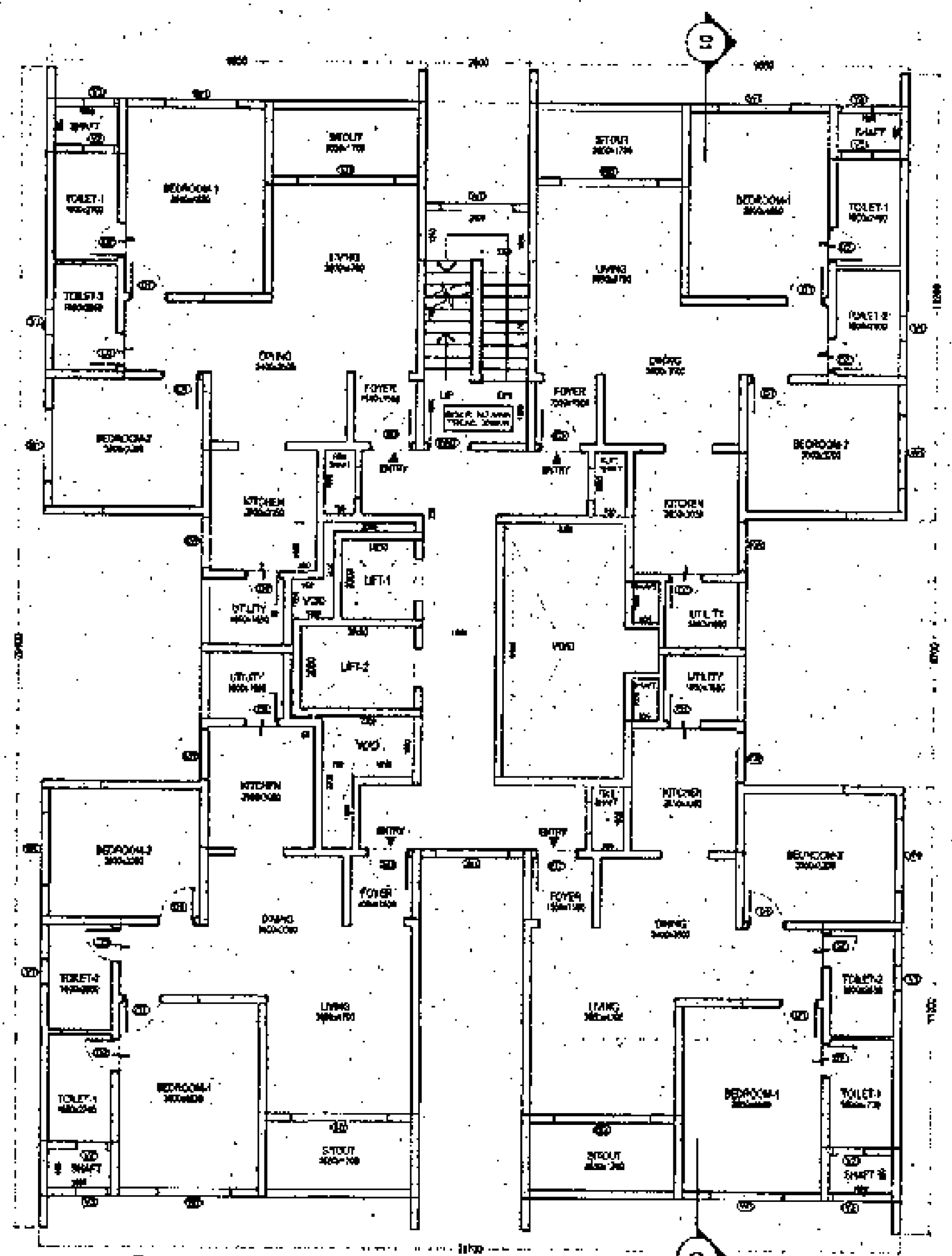
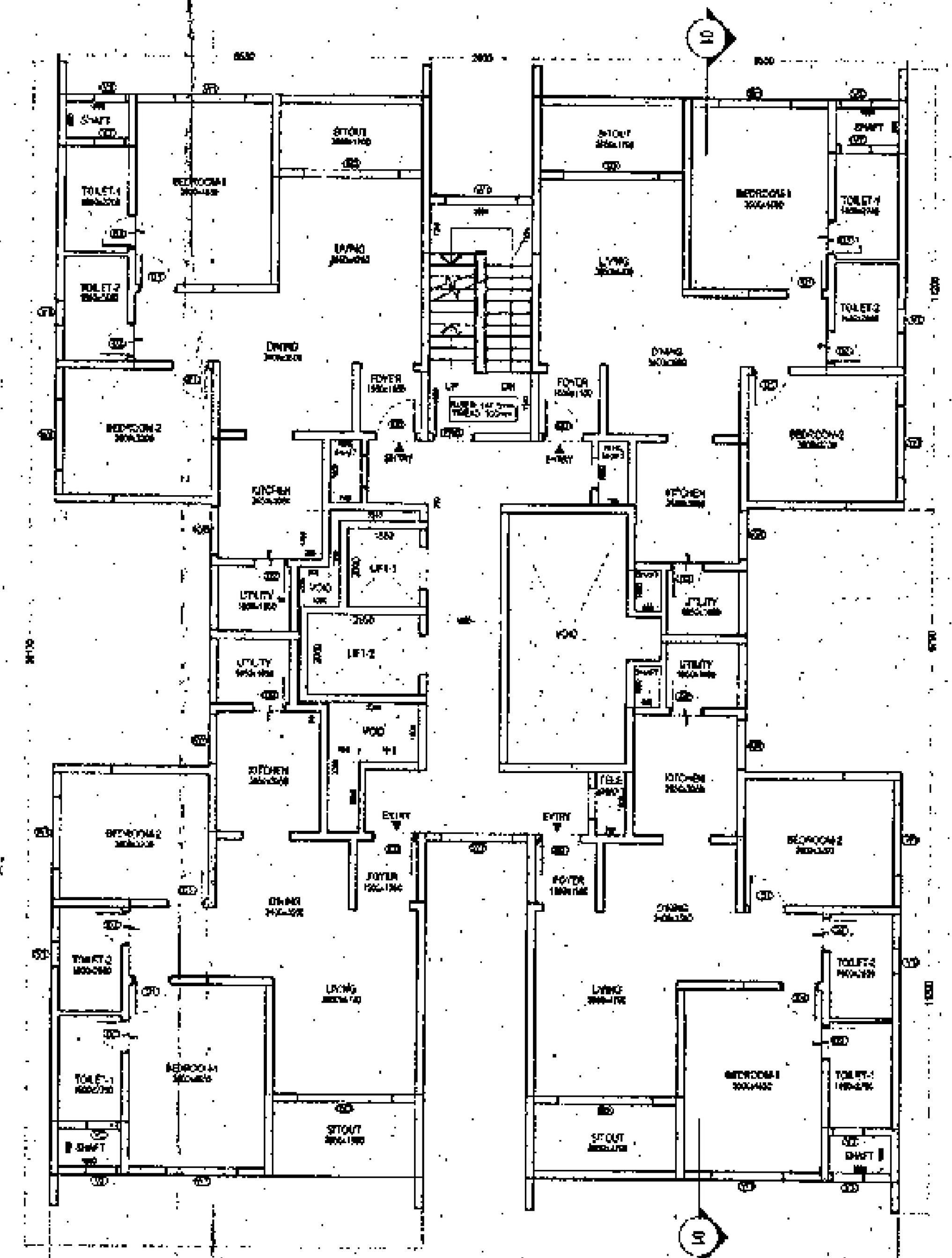


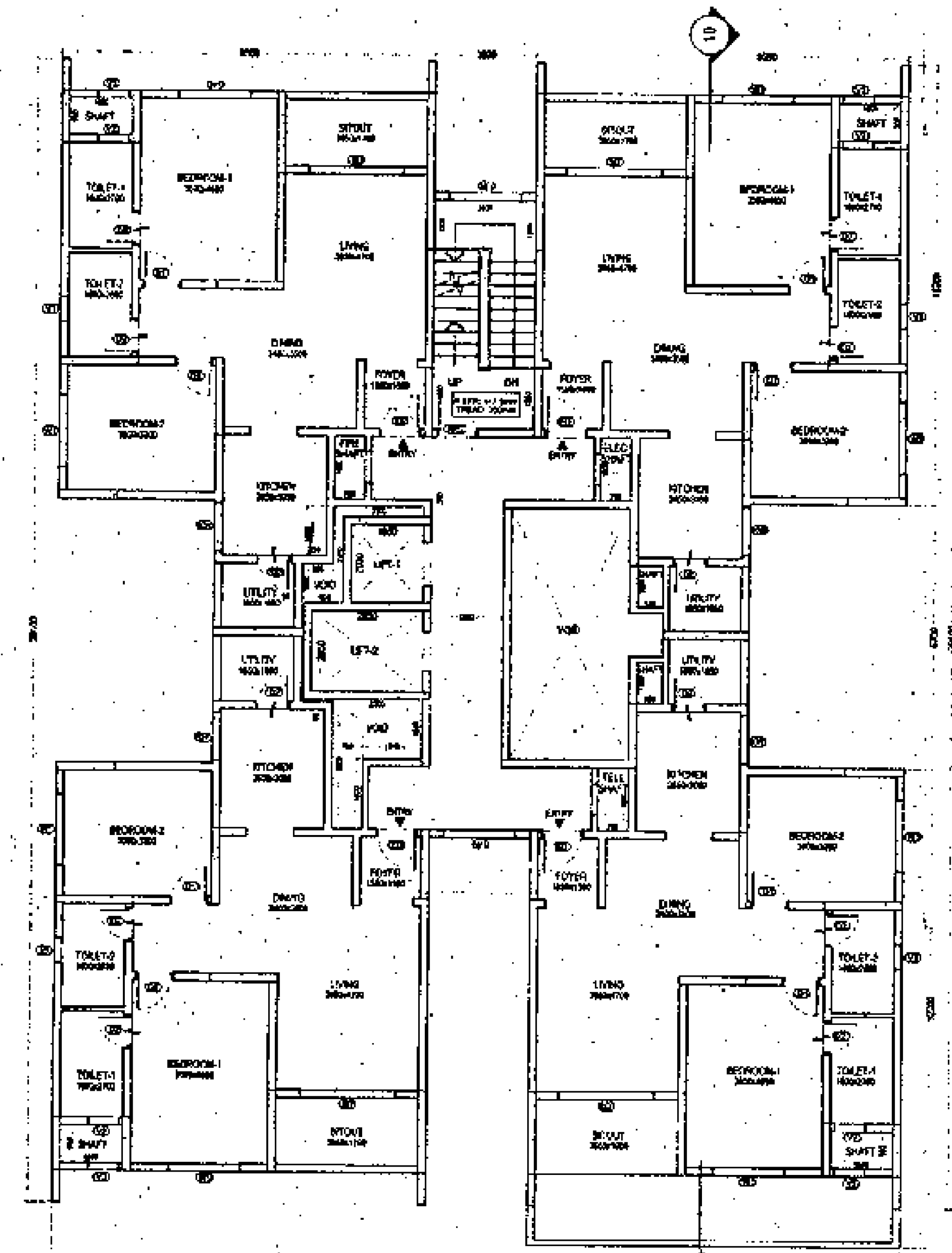
(1) BLOCK 1: WING 1 - GROUND FLOOR PLAN
SCALE 1:100



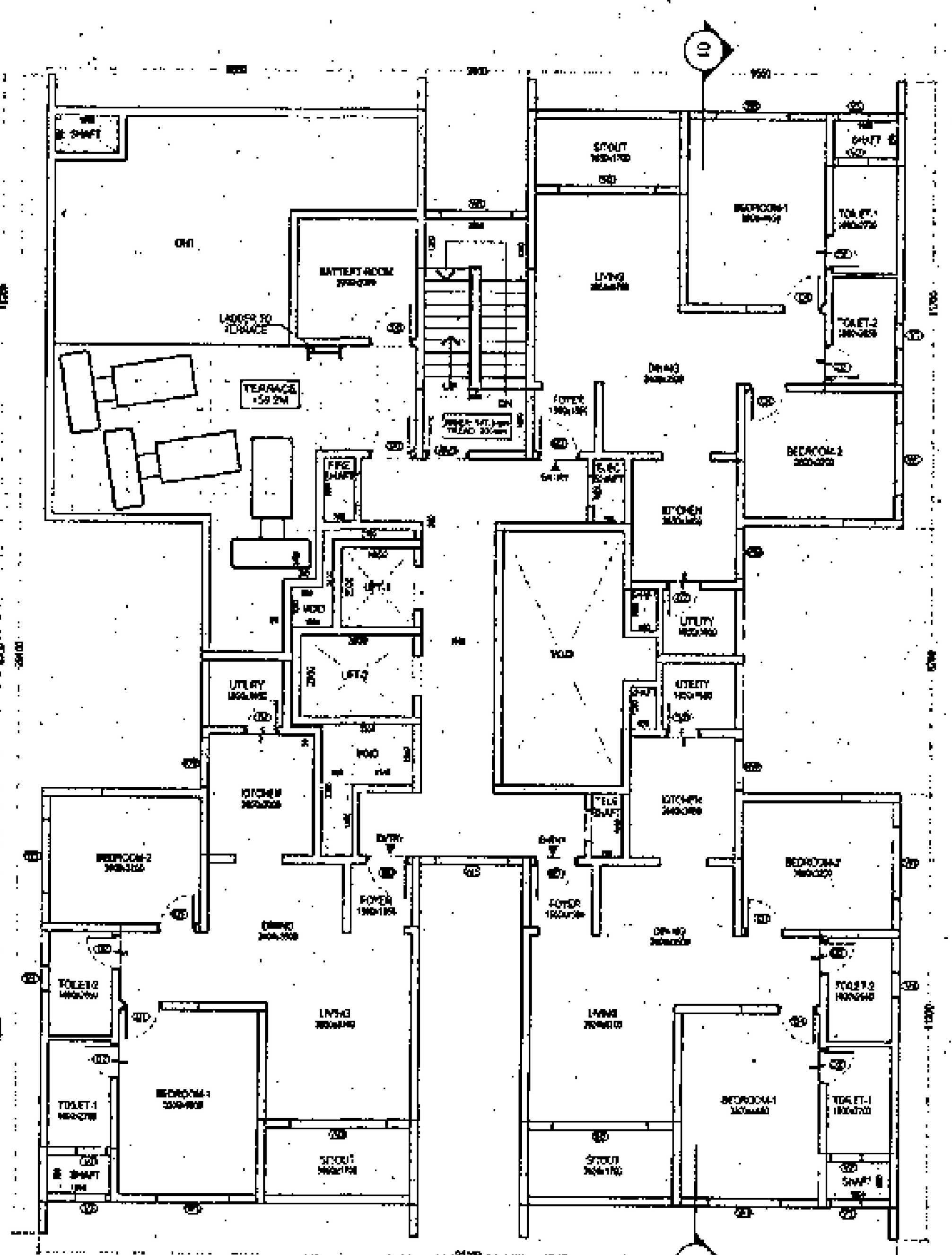
(2) BLOCK 1: WING 1 - TYPICAL FLOOR PLAN - 1ST - 16TH & 19TH
SCALE 1:100



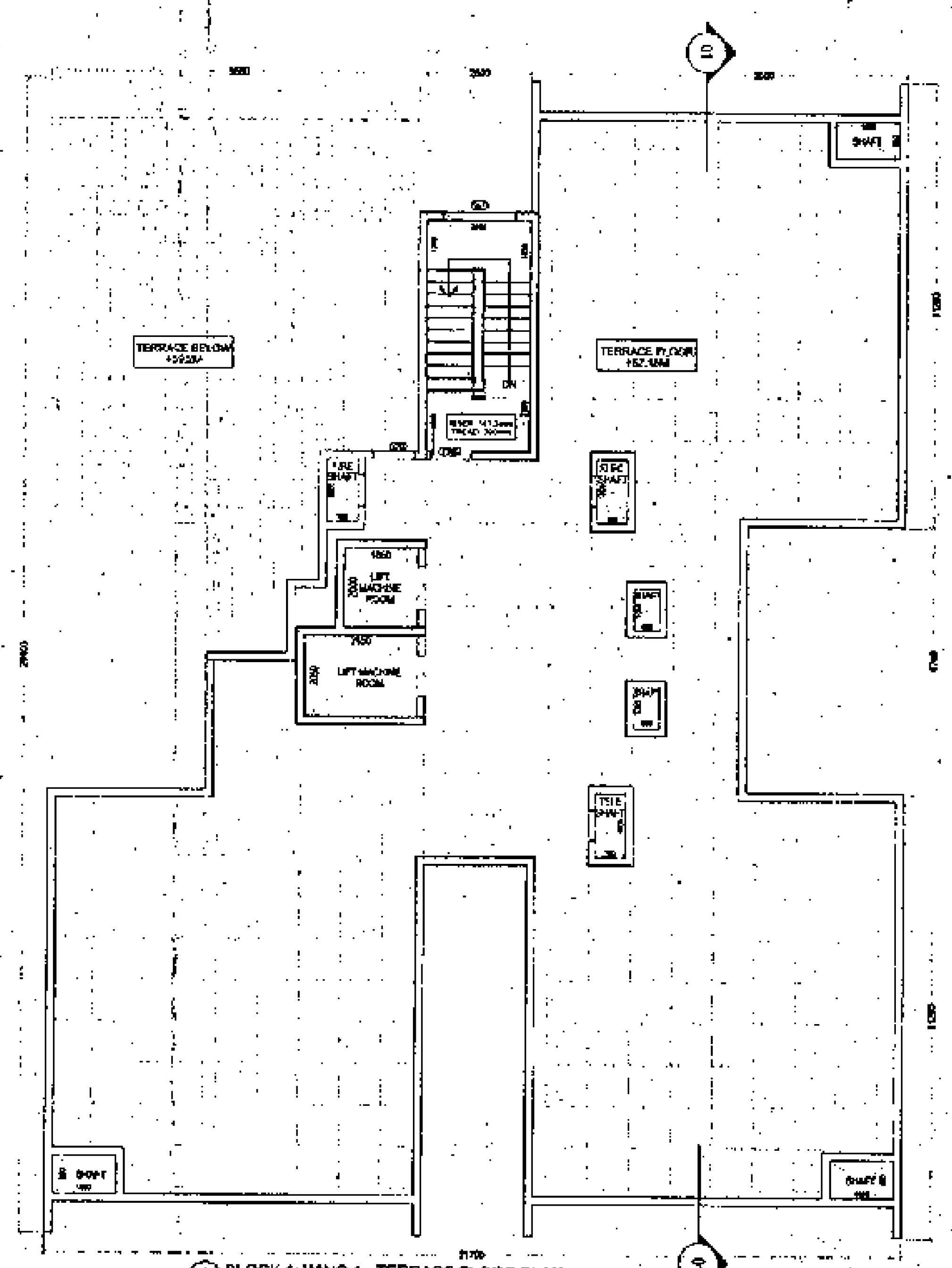
(3) BLOCK 1: WING 1 - 17TH FLOOR PLAN
SCALE 1:100



(4) BLOCK 1: WING 1 - 18TH FLOOR PLAN
SCALE 1:100



(5) BLOCK 1: WING 1 - 20TH FLOOR PLAN
SCALE 1:100



(6) BLOCK 1: WING 1 - TERRACE FLOOR PLAN
SCALE 1:100

BLOCK 1 WING 1 TOTAL APARTMENT NOS. = 63

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(b).
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 06.30 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the site area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 [illegible] LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GBC (1) 366/2013 dt. 03.03.2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	SEIAA	SEIAA 305 CON 2013 dt 03-10-2013	
5	BWSSB	Acknowledgement dt. 28-05-2013	
6	BESCOM	CE (E)/BMAZ/SE/AZE/4/14079/78-81 dt. 22.02.2014	
7	BSNL	AGM [illegible] dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-44/13-14/6667/13-14 dt 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/[illegible]/2013-14/[illegible] dt 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0020 dated: 20-05-2014 for the following:-

1.	Licence Fees	: 1,45,98,000.00
2.	Ground Rent	: 74,86,380.00
3.	Betterment Charges	
	a) For Building	: 8,88,024.00
	b) For Site	: 46,16,824.00
4.	Security Deposit	: 1,83,04,800.00
5.	Plan copy & Compound wall charges	: 3,03,800.00
6.	1% Labour Cess for Administrative charges	: 1,97,072.00
	TOTAL	: 4,59,95,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 228016 dt:20-05-2014,AXIS BANK BANGALORE Branch

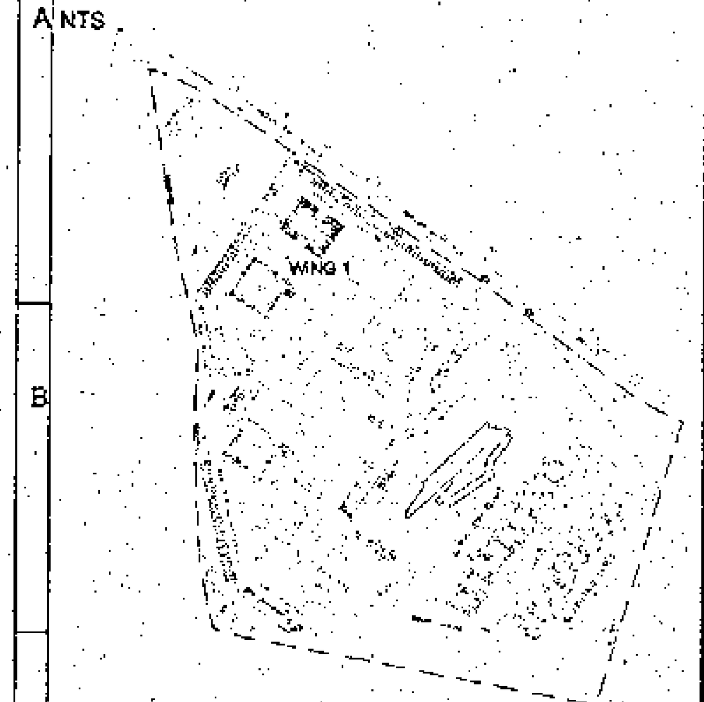
NOTE: 1) The demand for payment of Park & Open Space fee is deferred as per the orders of Hon'ble High Court vide W.P No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 4906/2008 & 2001/2008.

ಮಂಜೂರಾತಿ ಪ್ರತಿ :

ಈ ಮಂಜೂರಾತಿಯನ್ನು ಸಂಖ್ಯೆ ಅನುಸಾರ ಅರ್ಜಿದಾರ ದಿನಾಂಕ 13/05/2014 ರಂದು ... ದಿನಾಂಕ 29/05/2014 ... ದಿನಾಂಕ 29/05/2014 ... 28/05/2016 ...

[illegible]

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 x 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM
16	STAIRCASE WINDOW	SW	2850 x 1680	ALUMINIUM TOP HUNG

OWNER'S SIGNATURE

SIGN... H.R. Chandrashekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN...
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 03
	REV.NO.

JOB TITLE

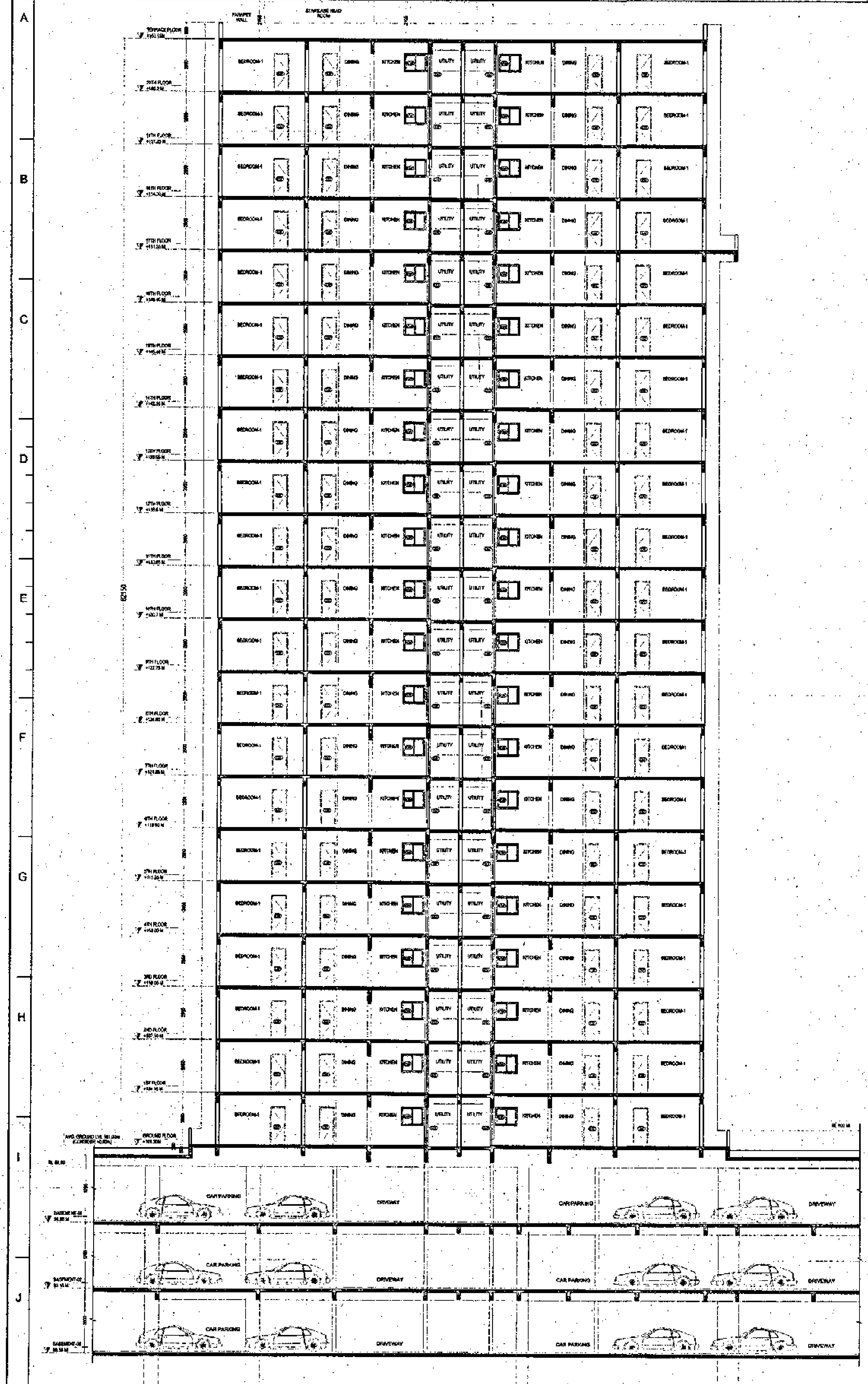
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

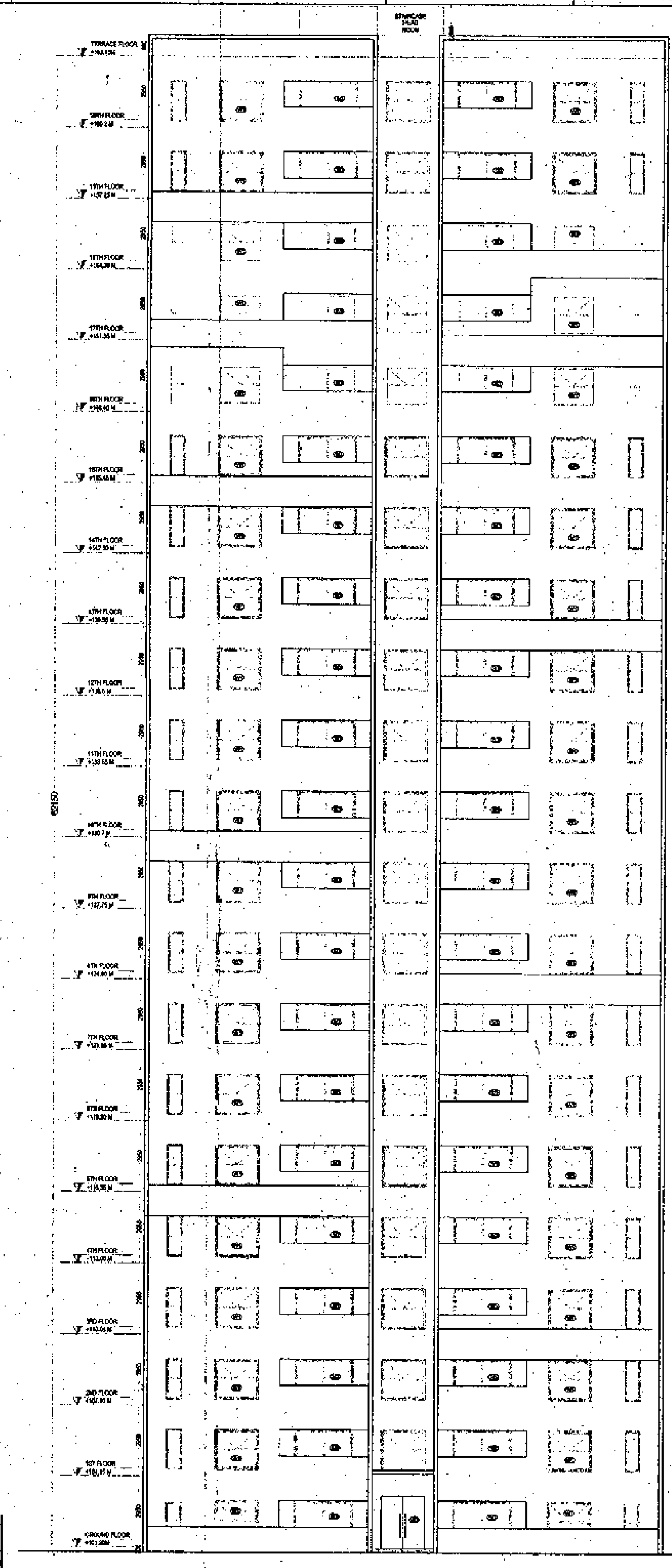
BLOCK -1
WING 1

FLOOR PLANS

SHEET NO : 03



(1) BLOCK 1: WING 1 - SECTION
SCALE 1:100



(2) BLOCK 1: WING 1 ELEVATION
SCALE 1:100

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING**.
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
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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.
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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 (a) to (k).
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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 neighbors 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
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35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) 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.
37) The Owner / Association of the highrise building shall get the building inspected by empaneled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that affect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (...) 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.
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Note:

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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	CBC (1) 566/2013 dt 03-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	SEIAA	SEIAA : 205 : CON : 2013 dt 05-10-2013	
5	BWSSB	Acknowledgement dt. 28-08-2013	
6	BESCOM	CE (E)/BMAZ/SE/AEE-4/148/7976-81 dt. 22-02-2014	
7	BSNL	AGM (TP)-6/2013-14/Vol-24/20 dt. @ OG-6 dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-44/13-14/5651/13-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/07/2013-14/2260/13-14 dt 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTP-SUTH/1/2014-15/May/0459 dated: 20-05-2014 for the following:-

1.	Licence Fees	: 1,46,98,880.00
2.	Ground Rent	: 74,88,380.00
3	Betterment Charges	
	a) For Building	: 8,88,024.00
	b) For Site	: 40,16,624.00
4.	Security Deposit	: 1,83,04,600.00
5.	Plan copy & Compound wall charges	: 3,03,600.00
6.	1% Labour Cess for Administrative charges	: 1,97,092.00
	TOTAL	: 4,59,96,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 226016 dt.20-05-2014,A206 BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is Quashed as per the orders of Hon'ble High Court vide W.P. No. 29221/2010 (LB-BMP). However, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of the plans is subject to result of W.P. No. 4806/2008 & 2903/2008.

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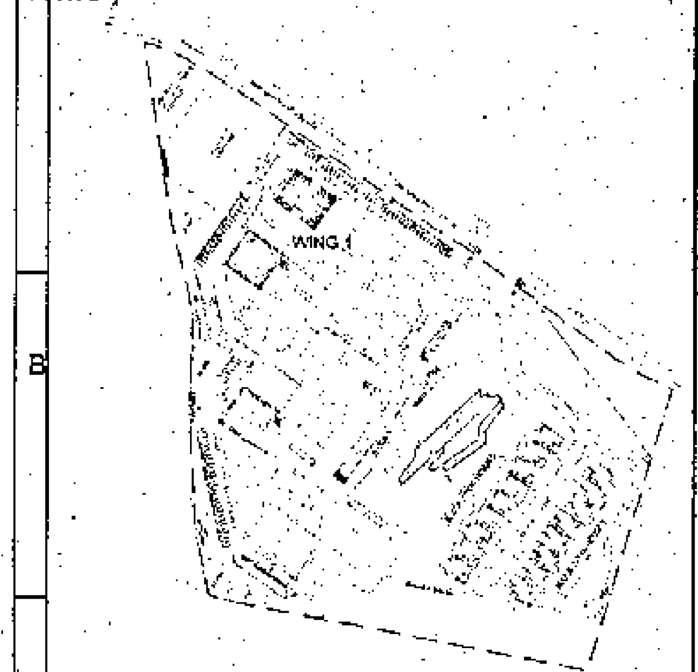
KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
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5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
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8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 x 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1030 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM
16	STAIRCASE WINDOW	SW	2850 x 1680	ALUMINIUM TOP HUNG

OWNER'S SIGNATURE

SIGN. H.R. Chandrashekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-556 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
N	DRAWING NO.: AS 04
	REV.NO.

JOB TITLE

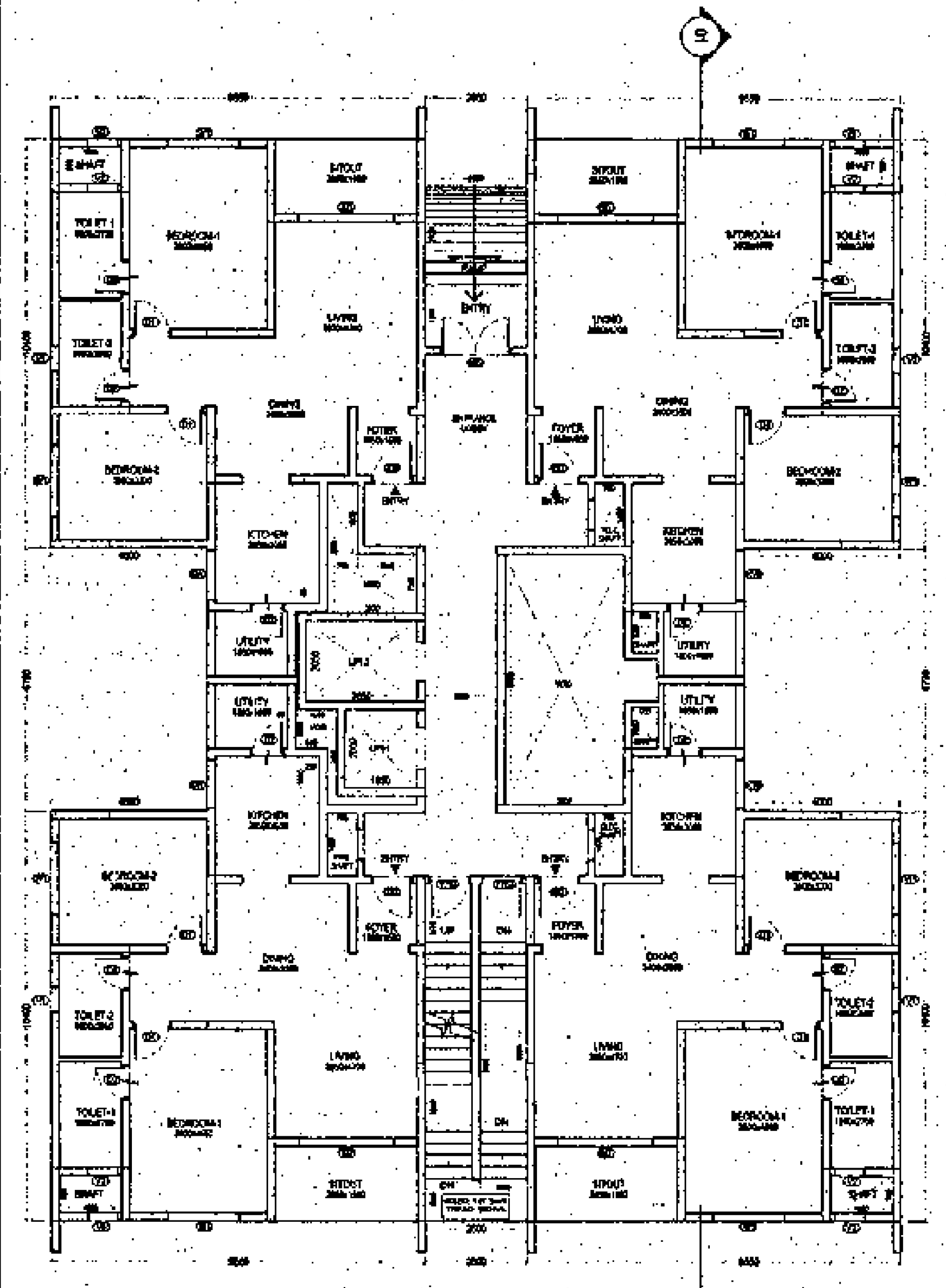
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE, WARD NO. 192

DRAWING TITLE

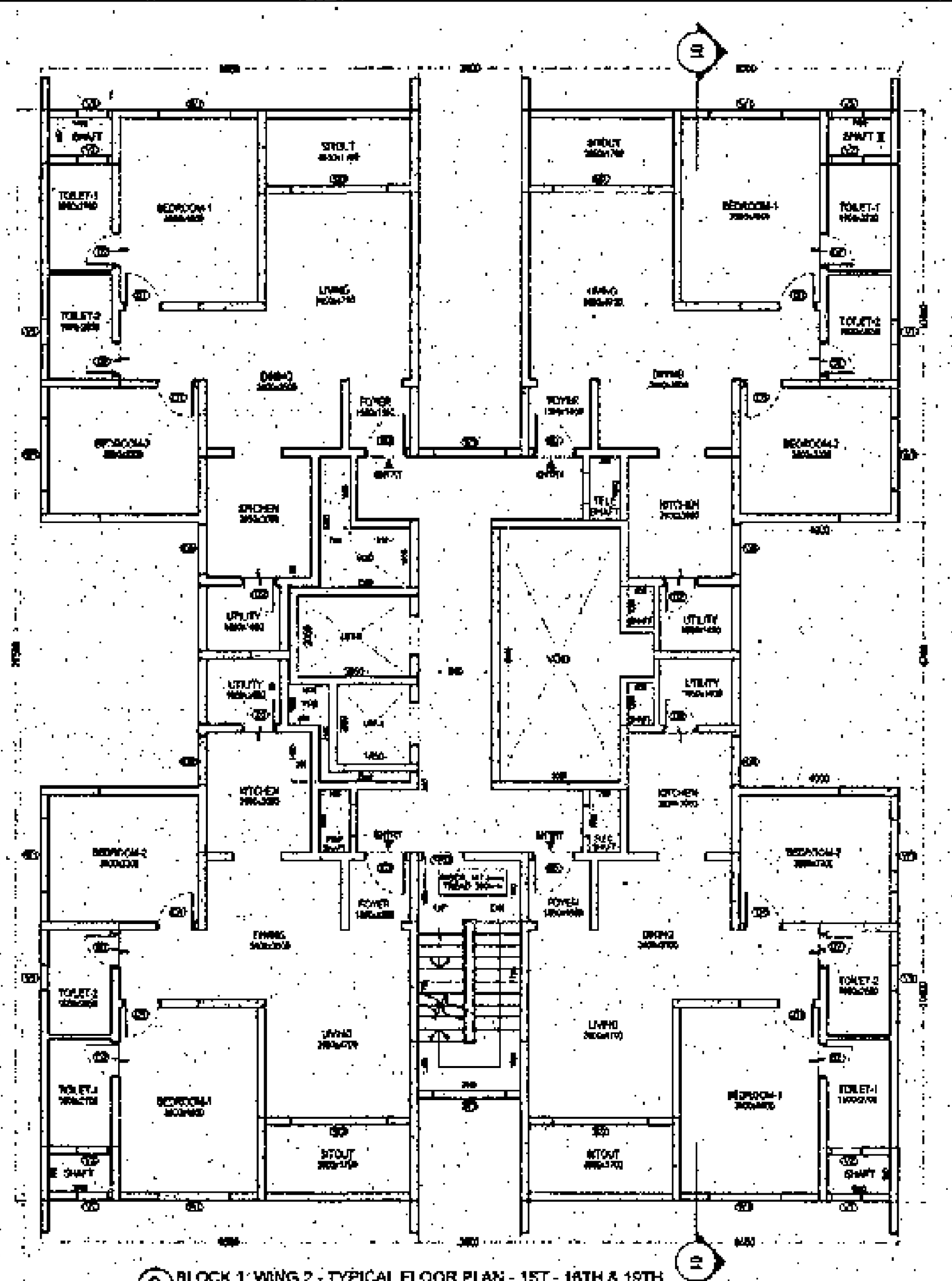
BLOCK -1
WING 1

SECTION ELEVATION

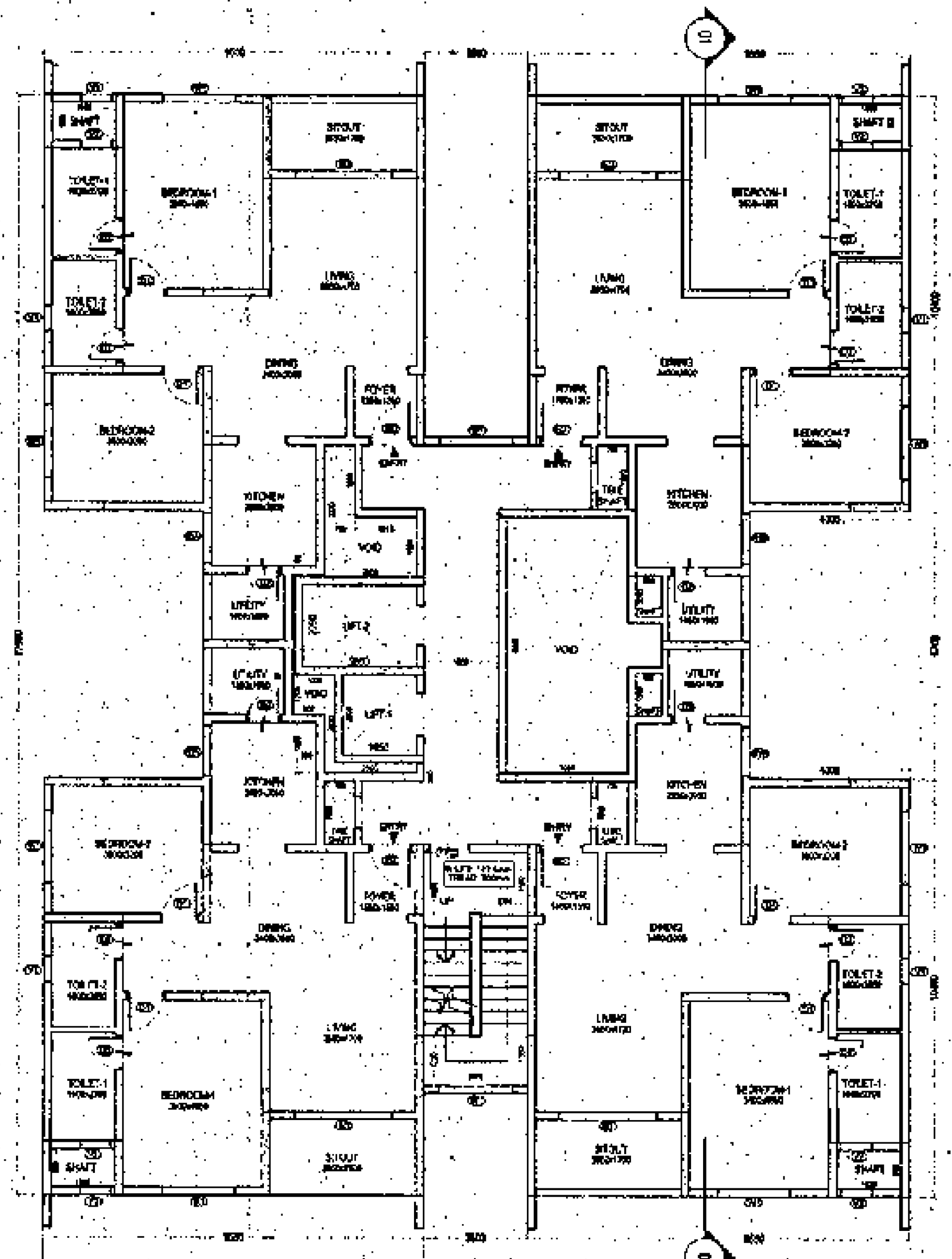
SHEET NO : 04



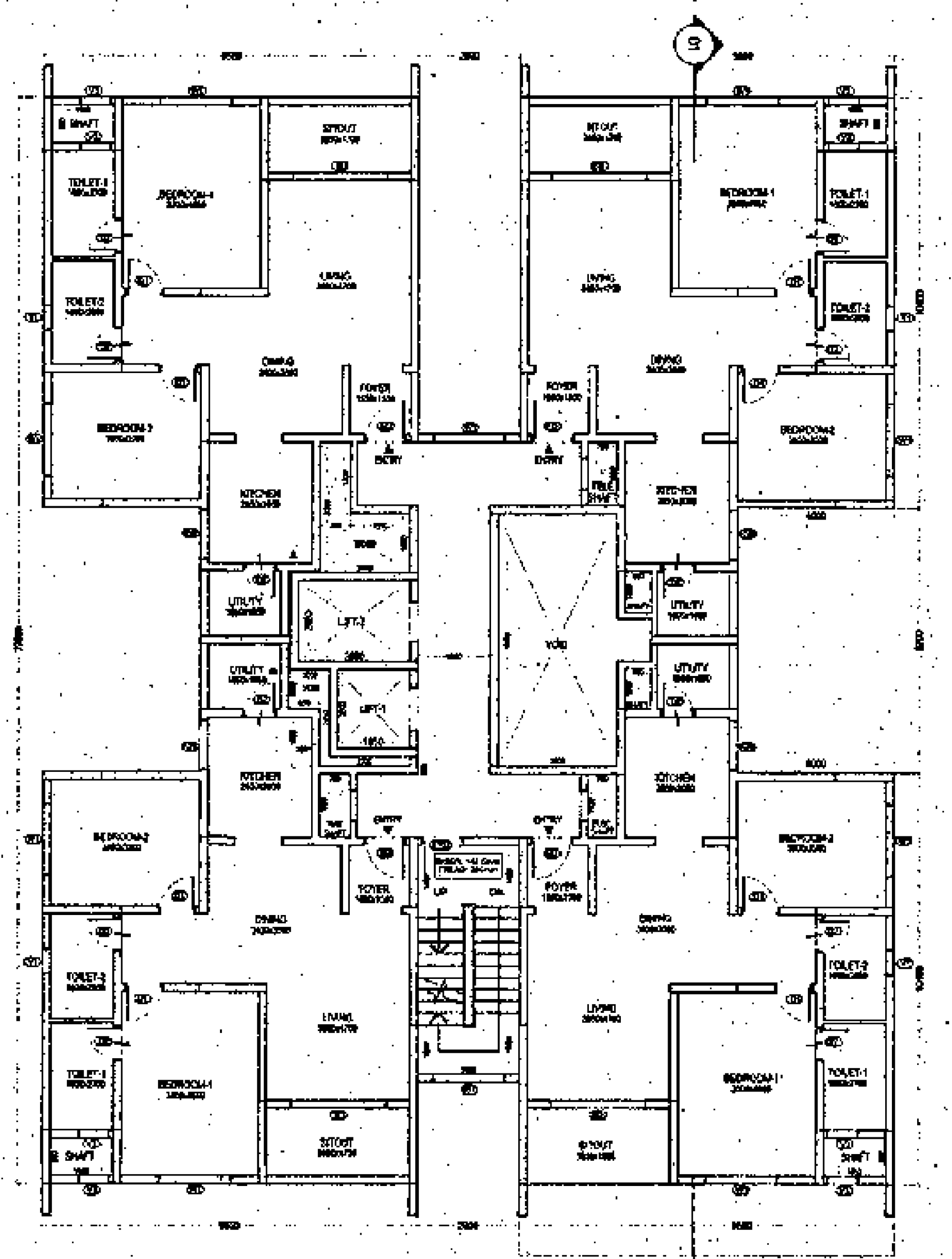
① BLOCK 1: WING 2 - GROUND FLOOR PLAN
SCALE 1:100



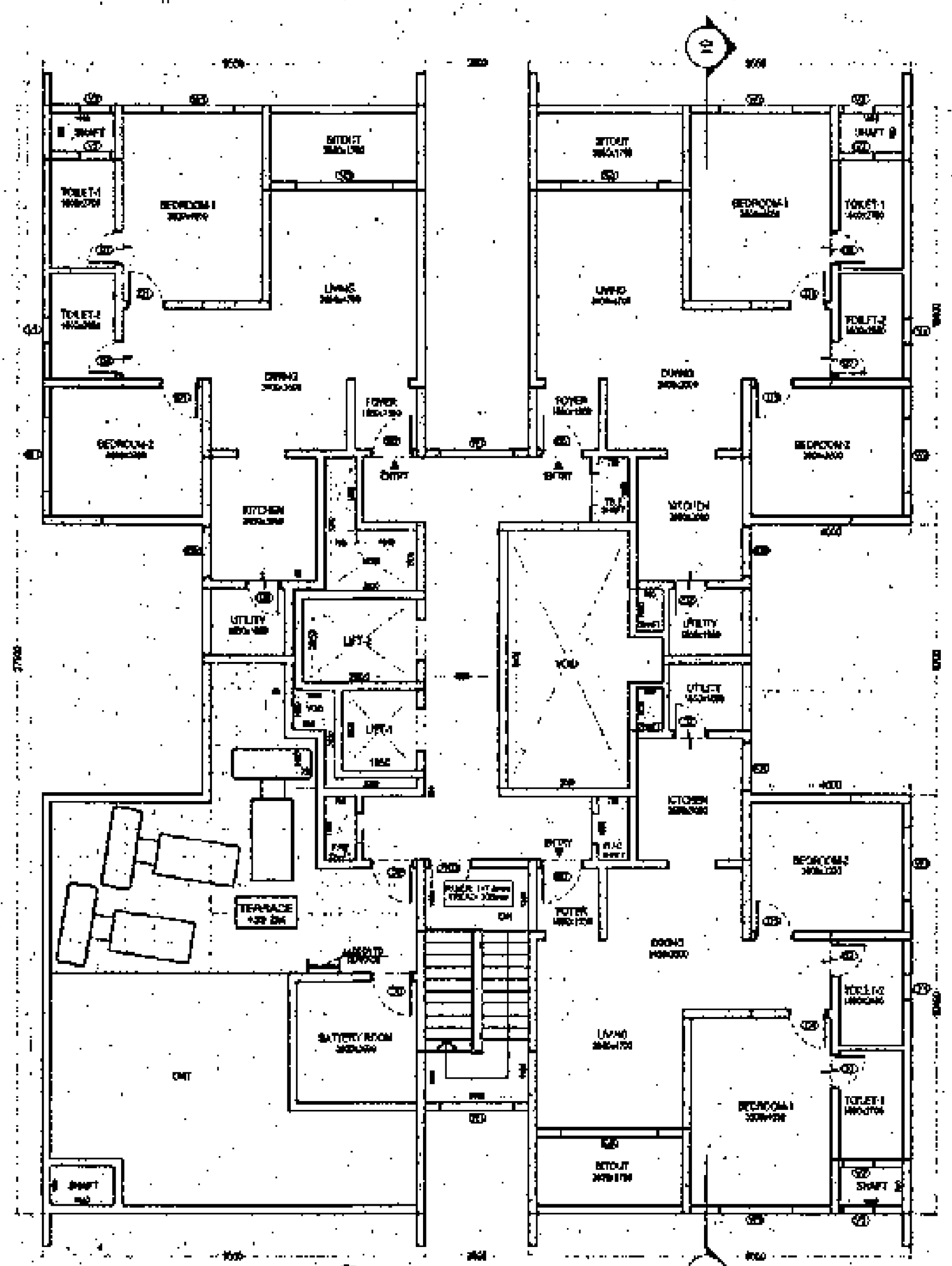
② BLOCK 1: WING 2 - TYPICAL FLOOR PLAN - 1ST - 16TH & 19TH
SCALE 1:100



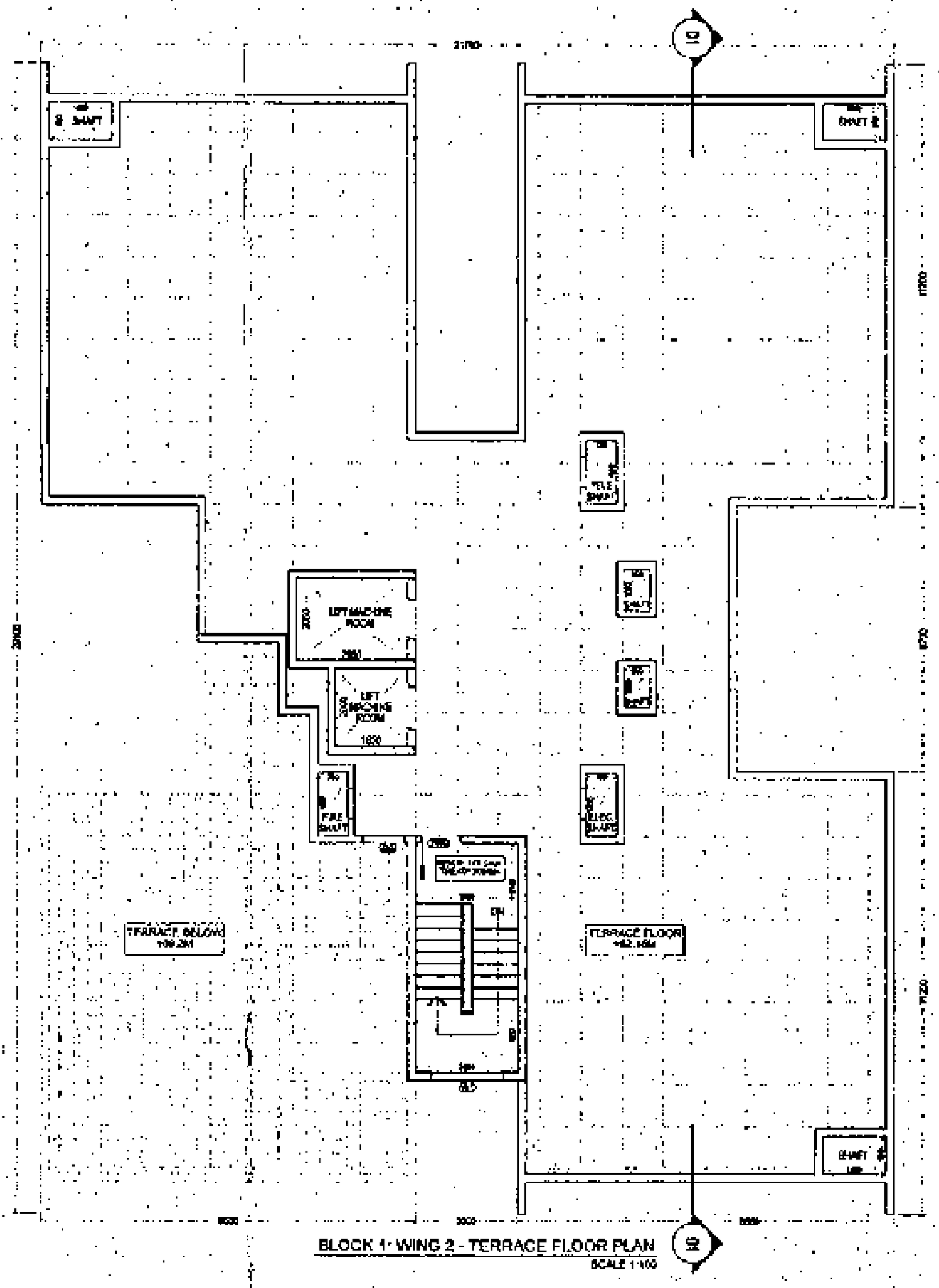
③ BLOCK 1: WING 2 - 17TH FLOOR PLAN
SCALE 1:100



④ BLOCK 1: WING 2 - 18TH FLOOR PLAN
SCALE 1:100



⑤ BLOCK 1: WING 2 - 20TH FLOOR PLAN
SCALE 1:100



BLOCK 1: WING 2 - TERRACE FLOOR PLAN
SCALE 1:100

⑥ BLOCK 1: WING 2 - TOTAL APARTMENT NOS = 83

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

I Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 (a) to (k).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(b).
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 06.00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the sital area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 [illegible] LD/964/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 566/2013 dt: 03-06-2014.	All the conditions imposed in the NOC issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	KSPCB	Acknowledgement dt: 29-11-2013	
4	SEIAA	SEIAA : 205 : CON : 2013 dt: 03-10-2013	
5	BWSSB	Acknowledgement dt: 25-08-2013	
6	BESCOM	CE (E)/.../SE/AEE-4/1497/976-81 dt: 22-02-2014	
7	CGHL	ADM (TPS-6/2013-14/Vol-24/20 dt @ GG-3 dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DP 44/13-14/663/13-14 dt: 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/01/2013-14/3363/13-14 dt: 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUTH/2014-15/May/0023 dated: 20-05-2014 for the following:-

1.	License Fees	: 1,46,96,660.00
2.	Ground Rent	: 74,66,340.00
3.	Betterment Charges	
	a) For Building	: 9,98,024.00
	b) For Site	: 46,16,524.00
4.	Security Deposit	: 1,83,04,800.00
5.	Plan copy & Compound wall charges	: 3,03,800.00
6.	1% Labour Cess for Administrative charges	: 1,97,092.00
	TOTAL	: 4,59,95,321.40
		SAY Rs. 4,60,00,000/-

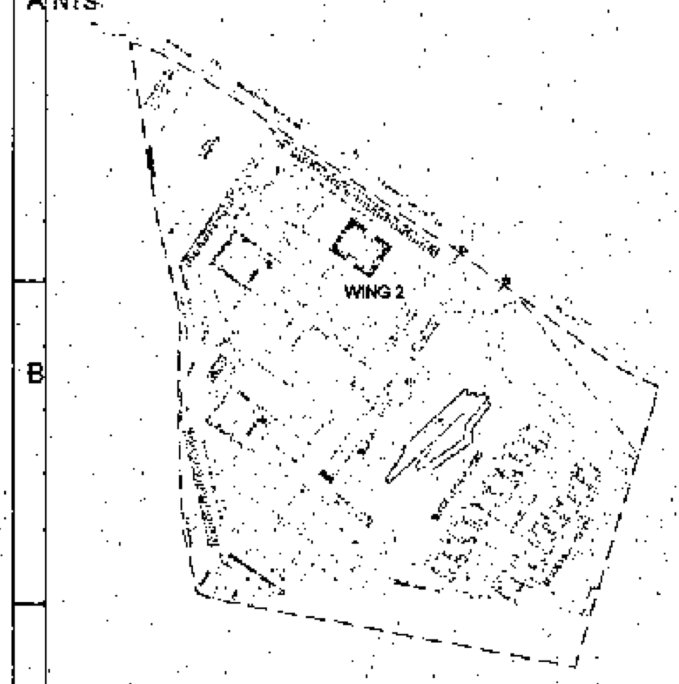
(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 228016 dt:20-05-2014, AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of the plans is subject to result of W.P. No. 4906/2008 & 7999/2008.

ಮೂಲ ಪ್ರತಿ :

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1630 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM
16	STAIRCASE WINDOW	SW	2850 x 1680	ALUMINIUM TOP HUNG

OWNER'S SIGNATURE

SIGN. H R Chandrashekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

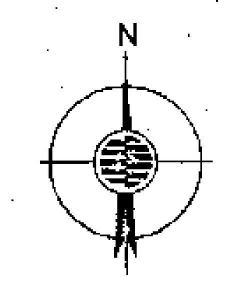
SIGN.

(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL - 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 05
	REV.NO.



JOB TITLE

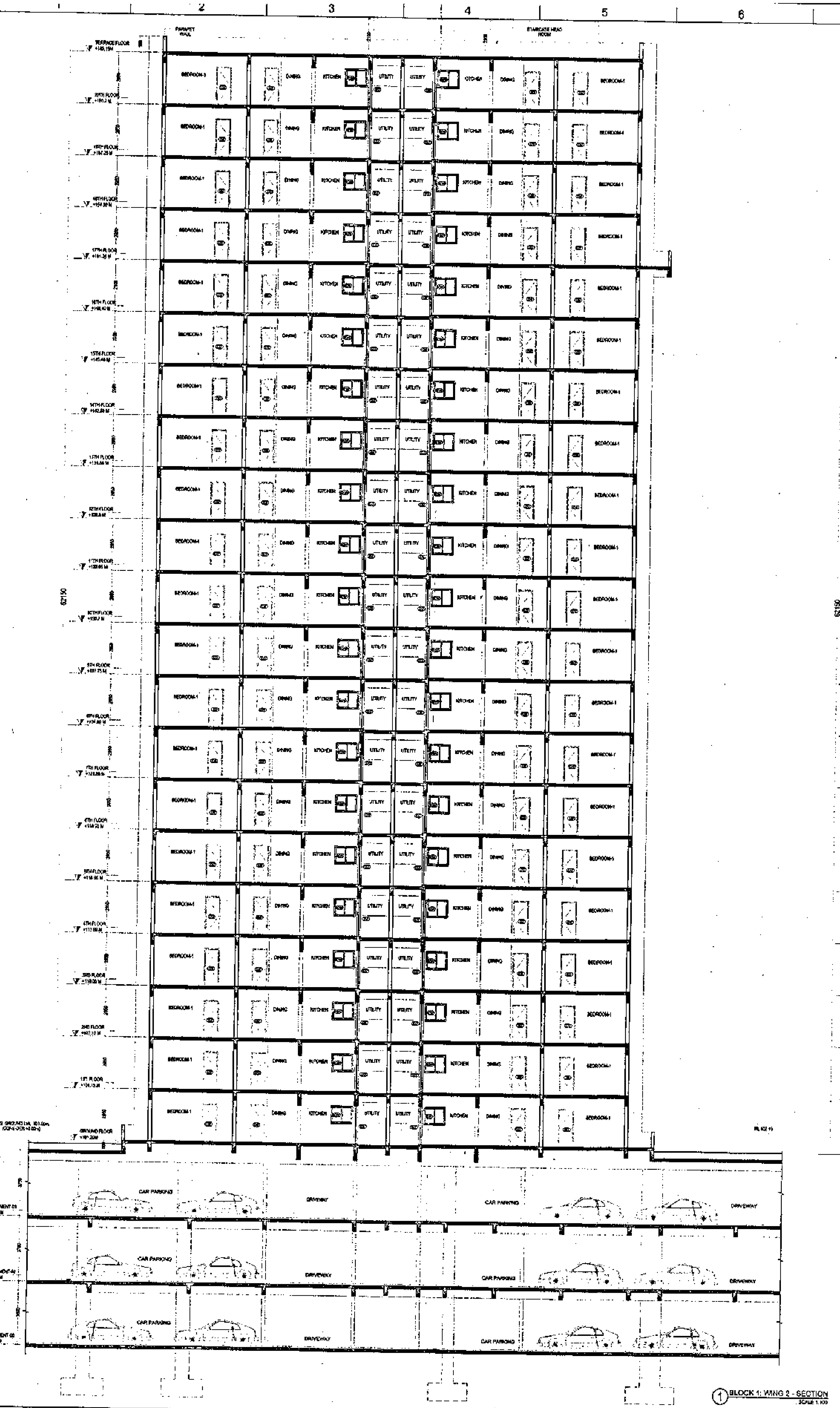
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

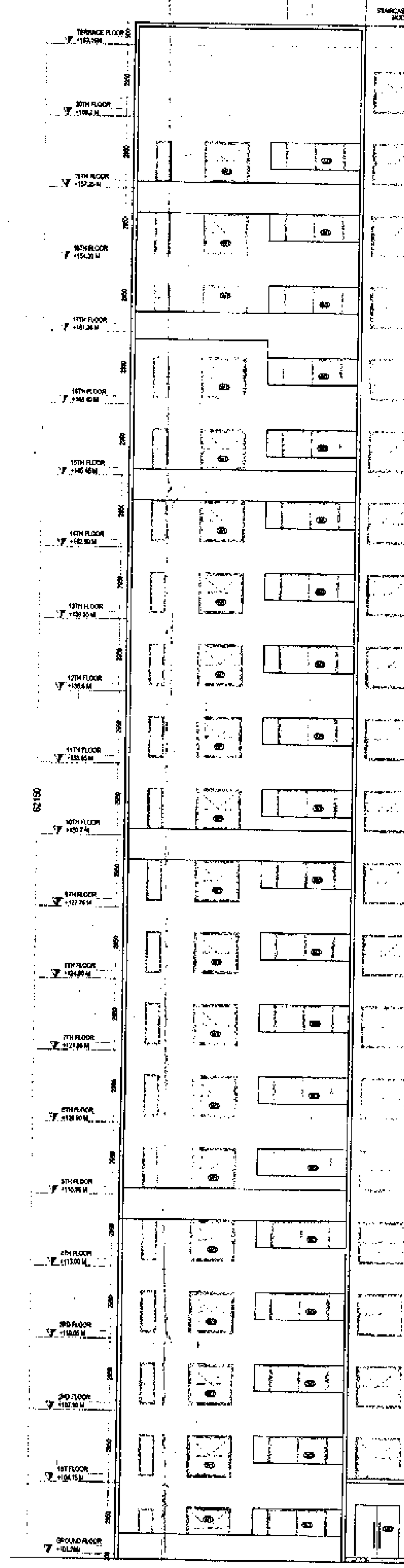
BLOCK -1
WING 2

FLOOR PLANS

SHEET NO : 05



① BLOCK 1: WING 2 - SECTION
SCALE 1:100



② BLOCK 1: WING 2 - ELEVATION
SCALE 1:100

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) SBF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 08.00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for 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 workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the site area)
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical Installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trails in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 [illegible] LD/95/LET/2013, dated: 07-04-2013

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	GBC (1) 566/2013 dt: 03-05-2014.	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	KSPCB	Acknowledgement dt: 23-11-2013	
4	SEIAA	SEIAA : 205 : CON : 2013 dt: 30-10-2013	
5	BWSSB	Acknowledgement dt: 28-09-2013	
6	BESCOM	CE /EVBMZ/SE/AEE 4/ 48/7078-81 dt: 22-09-2014	
7	BSNL	AGM (TP/B-8/2013-14/Vol-24/20 dt @ BG-8 dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/[illegible]/13-14 dt: 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/01/2013-14/[illegible]/13-14 dt: 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0029 dated: 20-05-2014 for the following:-

1.	Licence Fees	: 1,46,96,660.00
2.	Ground Rent	: 74,86,340.00
3.	Betterment Charges	
	a) For Building	: 3,68,024.00
	b) For Site	: 46,16,424.00
4	Security Deposit	: 1,83,04,800.00
5	Plan copy & Compound wall charges	: 3,00,800.00
6.	1% Labour Cess for Administrative charges	: 1,97,032.00
	TOTAL	: 4,59,69,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

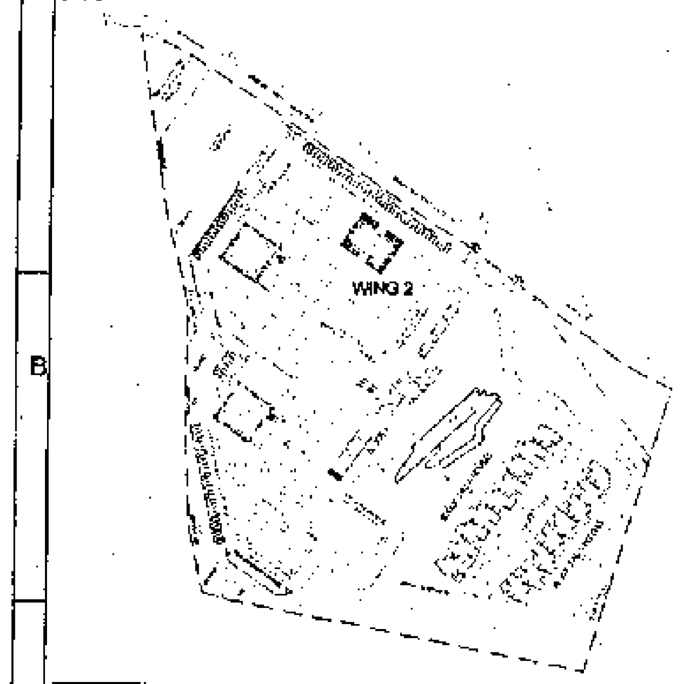
7 Labour Cess Rs. 1,95,06,200/- vide D.D No. 226019 dt:20-05-2014,AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 25221/2010 (LB-BMP). However, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of the plans is subject to result of W.P. No. [illegible] & [illegible]/2008.

ಮಂಜೂರು ಪ್ರತಿ

[illegible] 13/05/2014 [illegible] 0617/13-14 [illegible] 29/05/2014 [illegible] 29/05/2014 [illegible] 28/05/2014 [illegible]

KEY PLAN
NTS-



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM
16	STAIRCASE WINDOW	SW	2850 x 1680	ALUMINIUM TOP HUNG

OWNER'S SIGNATURE

SIGN... [signature]

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

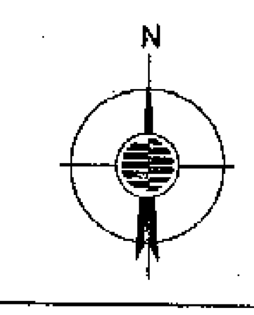
ARCHITECTS SIGNATURE

SIGN... [signature]
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 06
	REV.NO.



JOB TITLE

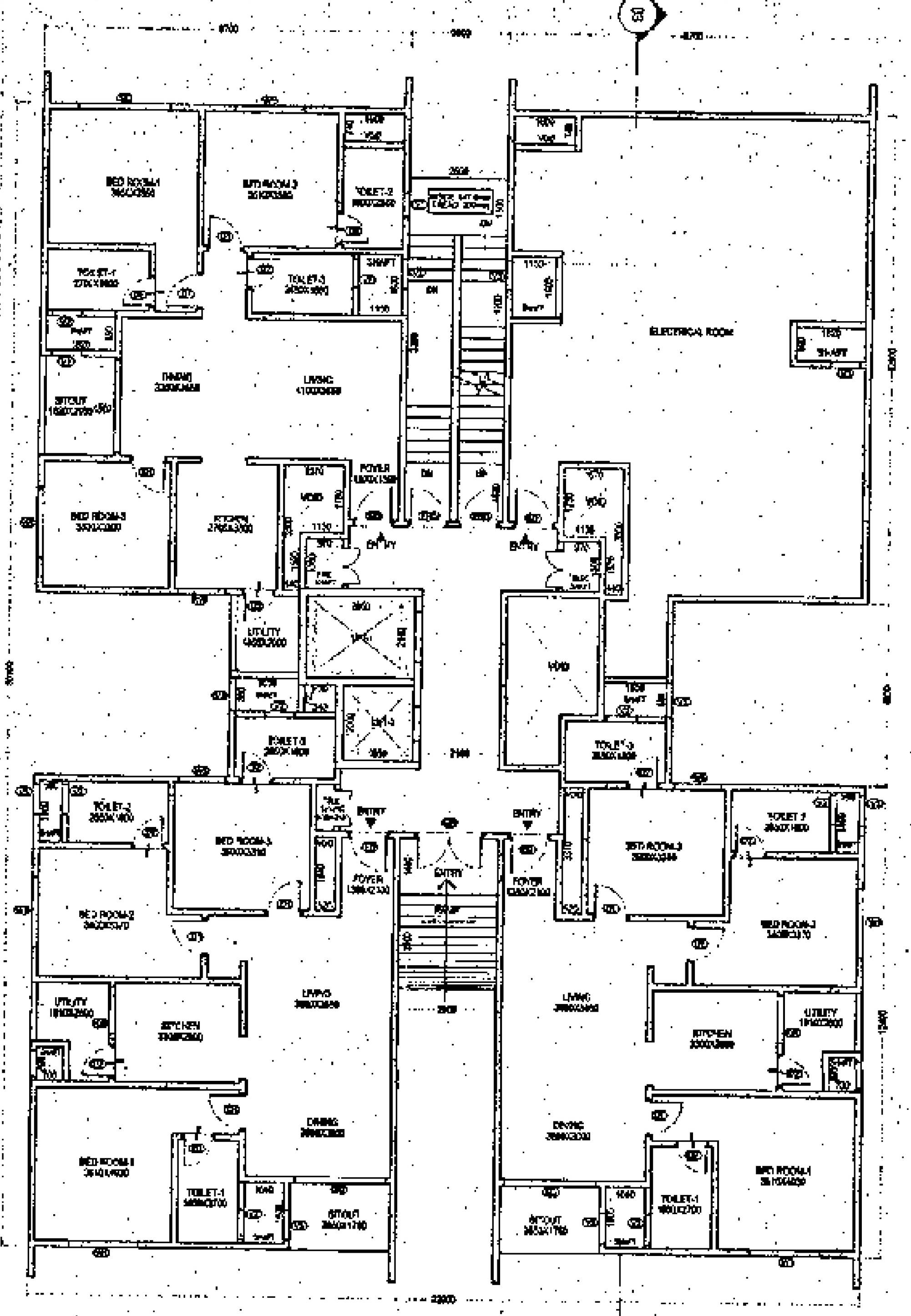
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

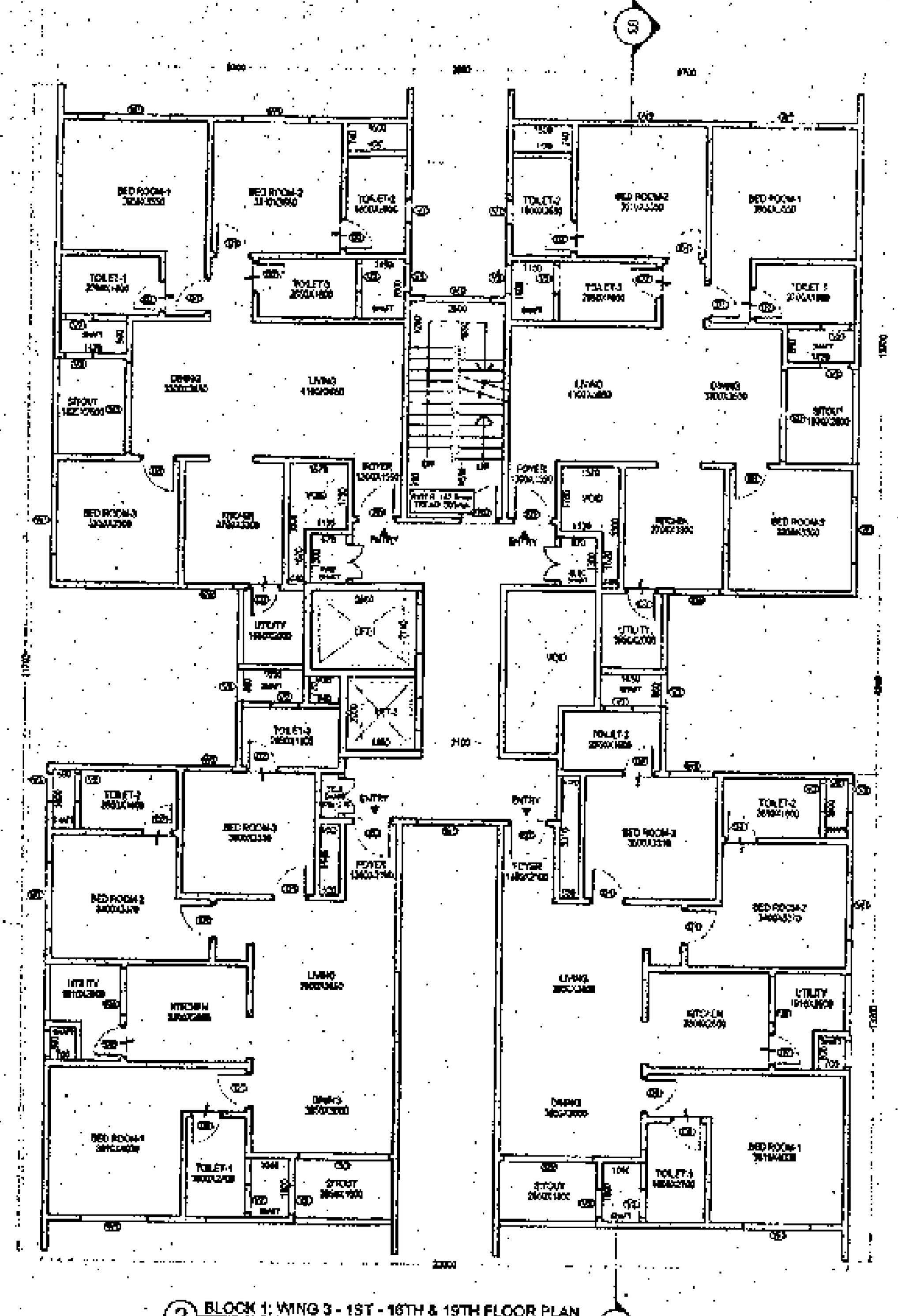
BLOCK -1
WING 2

SECTION ELEVATION

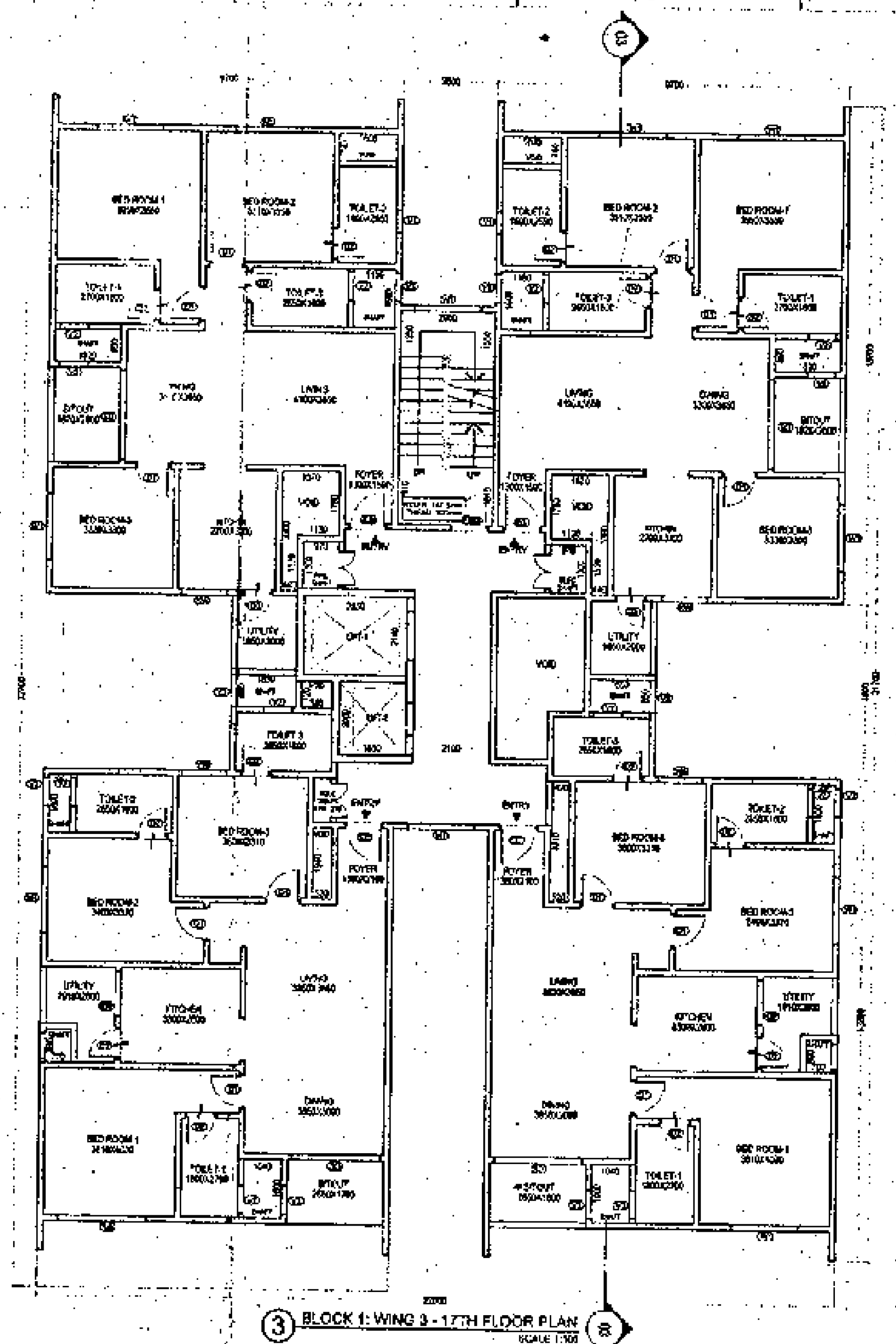
SHEET NO : 06



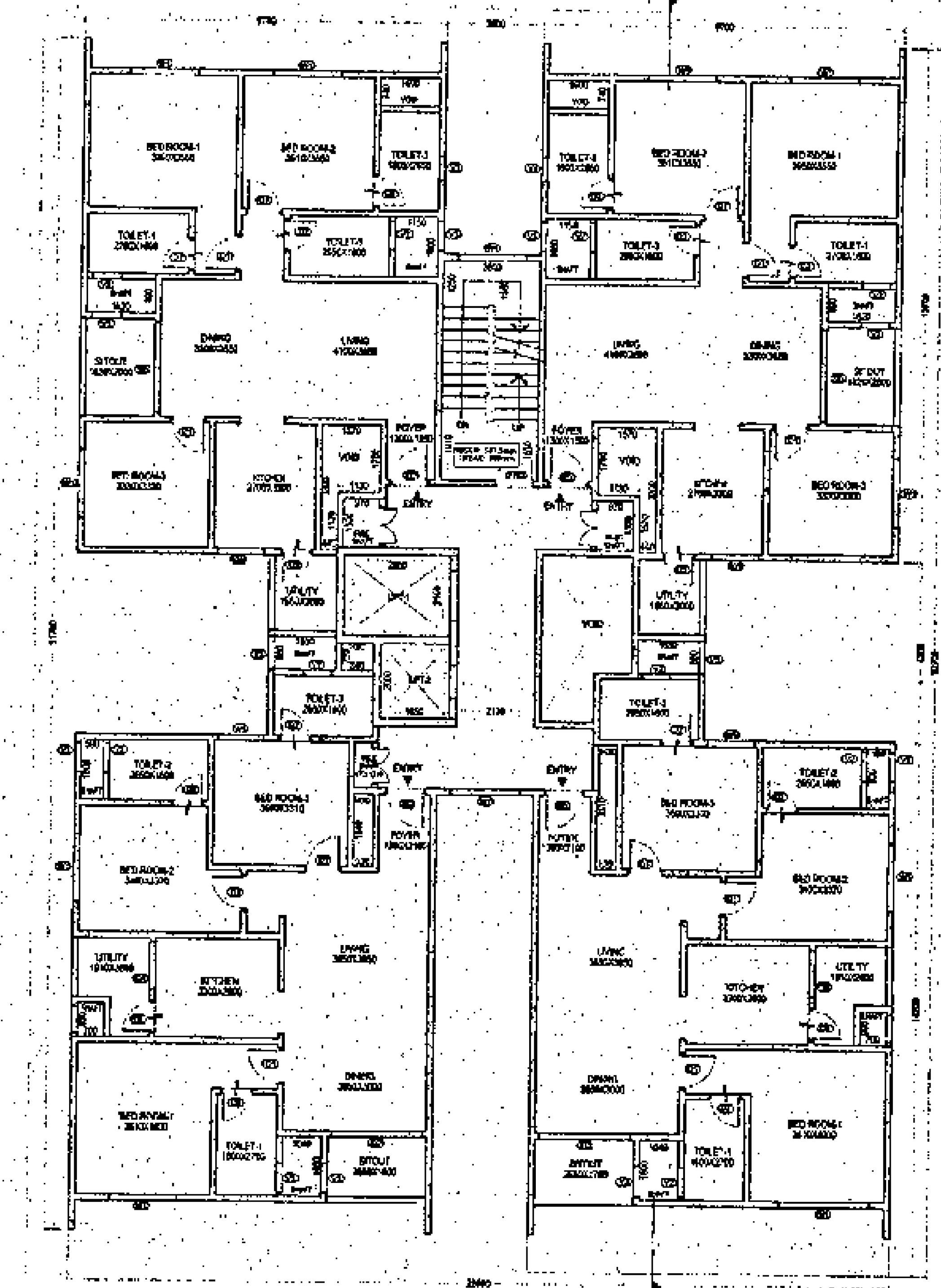
① BLOCK 1: WING 3 - GROUND FLOOR PLAN
SCALE 1:100



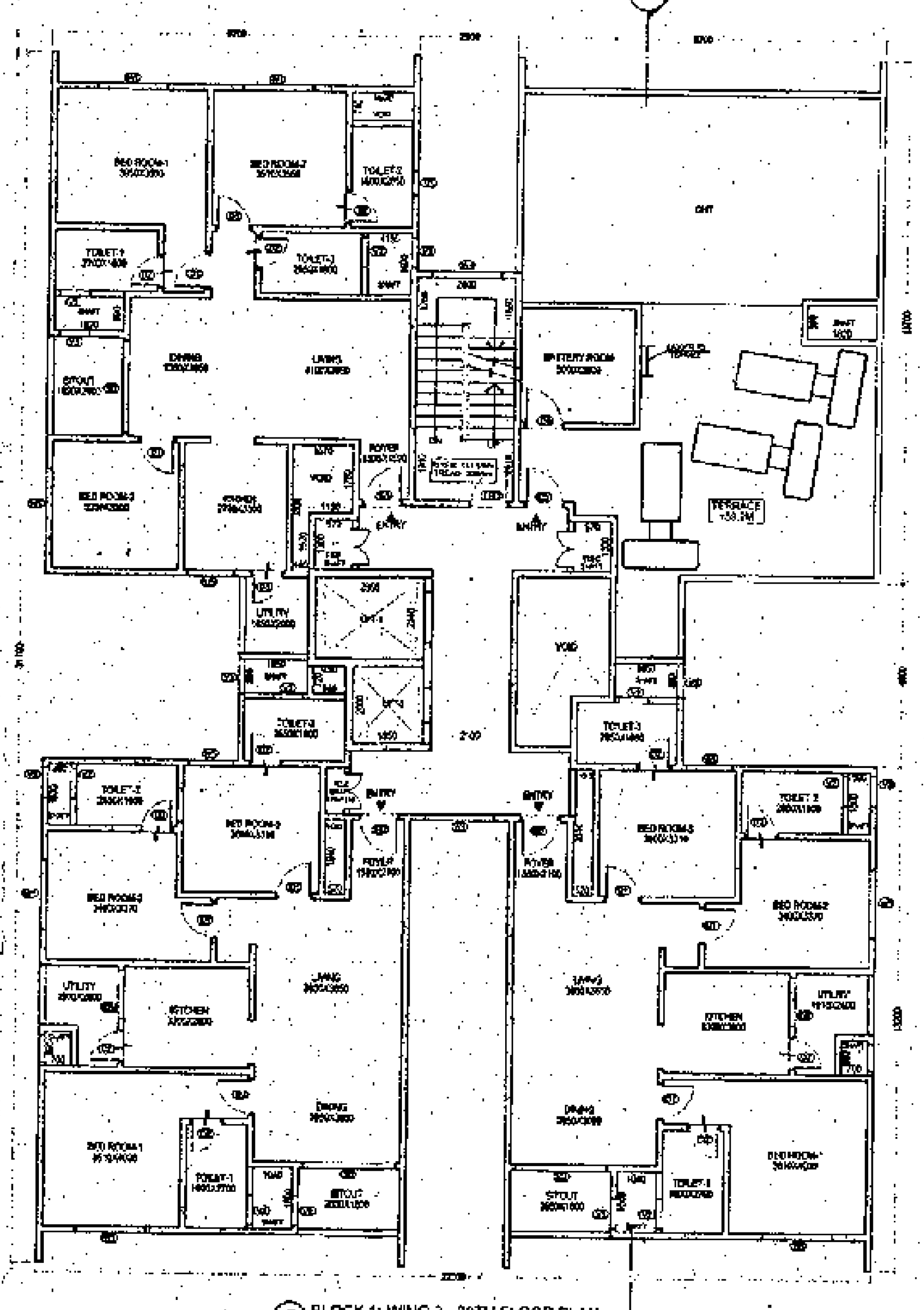
② BLOCK 1: WING 3 - 1ST - 16TH & 19TH FLOOR PLAN
SCALE 1:100



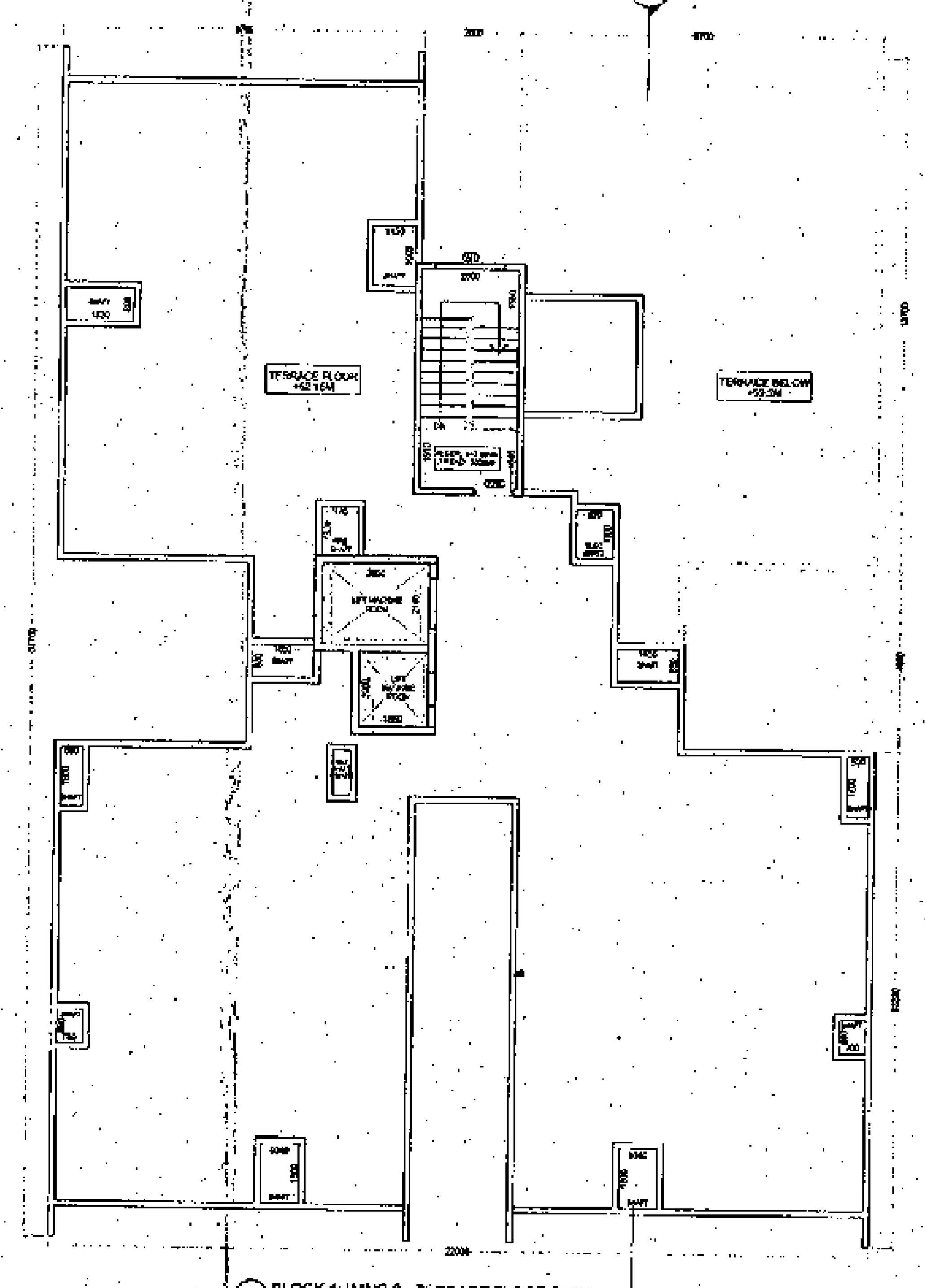
③ BLOCK 1: WING 3 - 17TH FLOOR PLAN
SCALE 1:100



④ BLOCK 1: WING 3 - 18TH FLOOR PLAN
SCALE 1:100



⑤ BLOCK 1: WING 3 - 20TH FLOOR PLAN
SCALE 1:100



⑥ BLOCK 1: WING 3 - TERRACE FLOOR PLAN
SCALE 1:100

BLOCK 1: WING 3 - TOTAL APARTMENT NOS = 82

BBMP / Addl.Dir / JD (S) / LP 0017/13-14

I Conditions:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING**
   a) Construction of **Block 1** Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, **Block 2** - G+1 UF & **Block 3** - G+1 UF
2) Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any other use
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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-6 (a) to (k).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-Law 32(a)
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (6% of the site area).
36) 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
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (E.E. A-AV*A-E-PE) KA-A-M AASEA: LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GBC (1) 586/2013 dt. 07-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	SEIAA	SEIAA : 205 : CON : 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 28-08-2013	
6	BESCOM	CE (E)/NMZ/SE/AEE-4/.../7978-81 dt. 27-02-2014	
7	BSNL	AGM (TP)/S-8/2013-14/Vol-24/20 dt. @ BG-8 dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-44/13-14/697/13-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/01/2013-14/3395/13-14 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPS/UT/06/2014-16/May/0029 dated: 20-05-2014 for the following:-

1	License Fees	: 1,46,86,560.00
2.	Ground Rent	: 74,86,380.00
3.	Betterment Charges	
	a) For Building	: 3,86,024.00
	b) For Site	: 46,16,824.00
4.	Security Deposit	: 1,83,04,800.00
5	Plan copy & Compound wall charges	: 3,08,800.00
6.	1% Labour Cess for Administrative charges	: 1,57,032.00
	TOTAL	: 4,59,95,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,86,200/- vide DD No. 226016 dt.20-05-2014, AXIS BANK BANGALORE Branch.

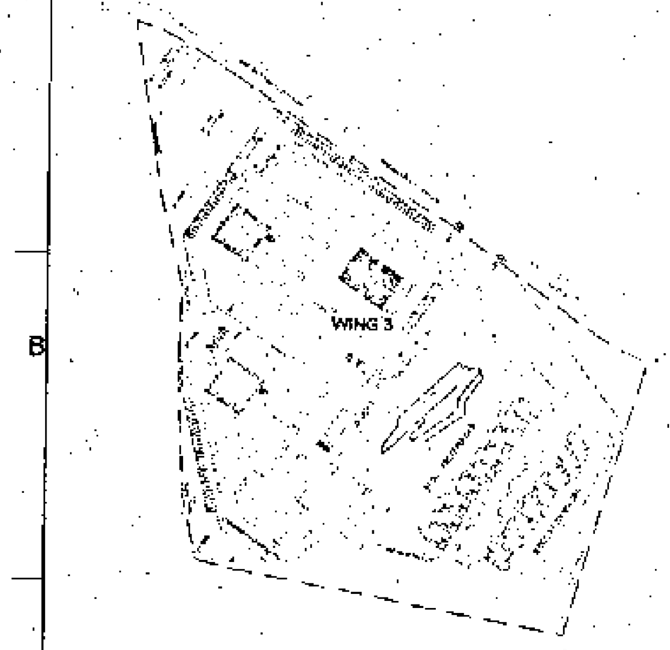
NOTE 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 25221/2010 (LB-BMP), however this is subject to condition for remittance of such cost in future based on the outcome of the final court orders.
2) Payment of license fee for sanction of this plans is subject to result of W.P. No. 4006/2003 & 2993/2005

ಮೂಲ ಪ್ರತಿ :

[illegible] 13/05/2014 [illegible] 23/05/2014 [illegible] 24/05/2014 [illegible] 24/05/2016 [illegible]

[illegible]

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
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11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN. [signature]

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN. [signature]
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
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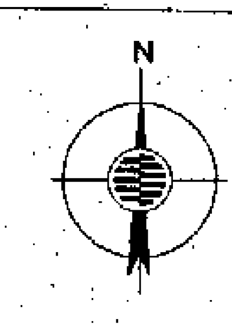
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 07
	REV.NO.



JOB TITLE

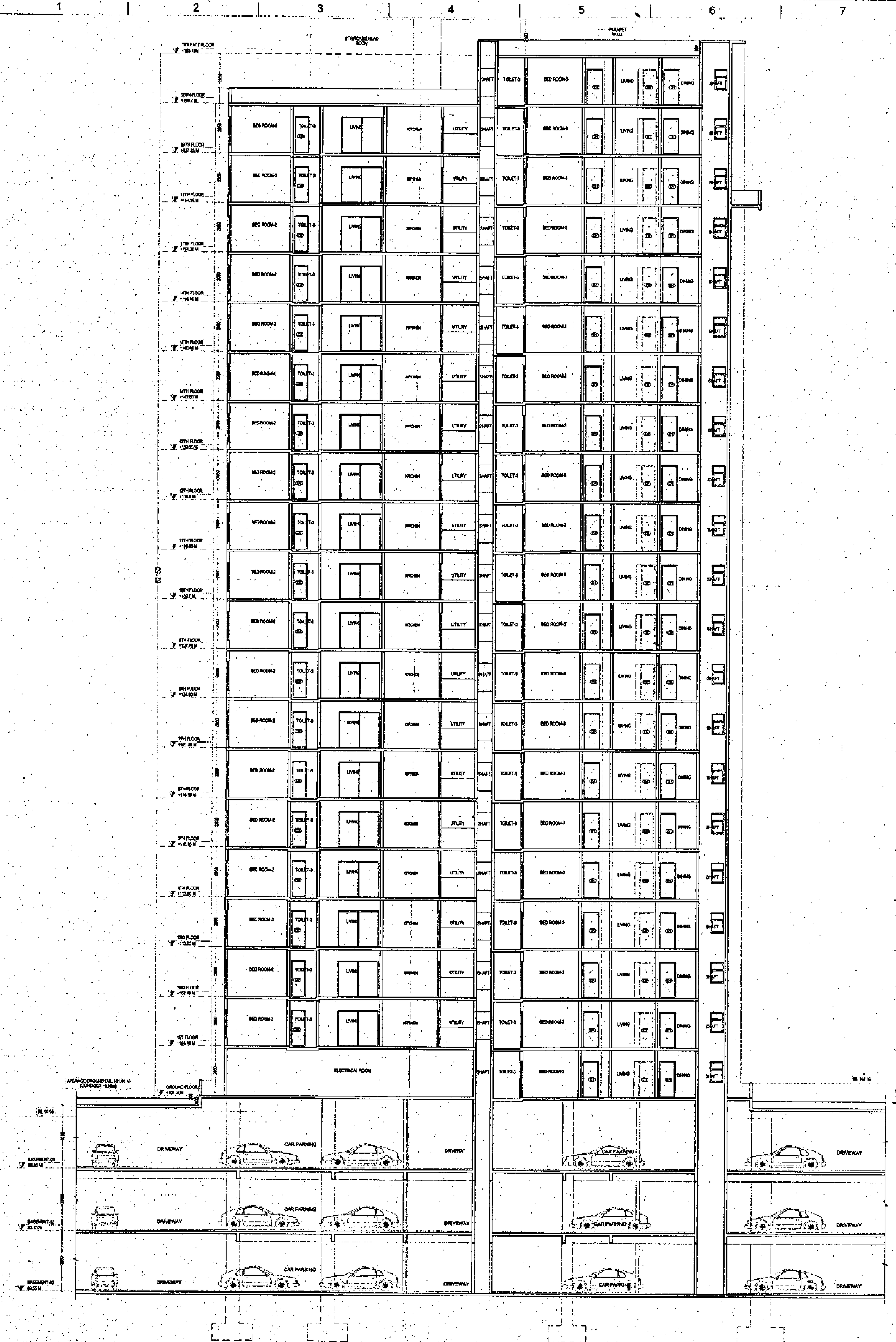
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

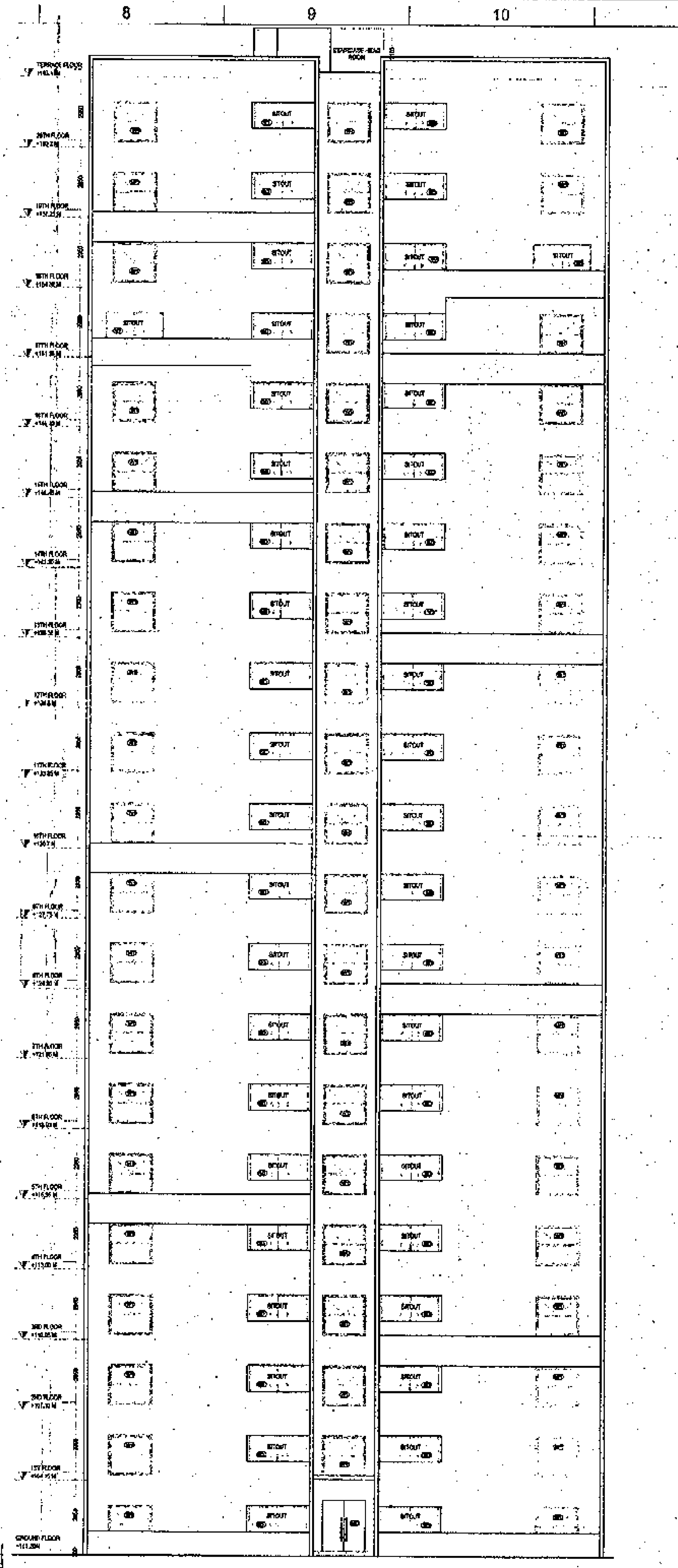
BLOCK -1
WING 3

FLOOR PLANS

SHEET NO : 07



① BLOCK 1: WING 3 - SECTION
SCALE 1:100



② BLOCK 1: WING 3 - ELEVATION
SCALE 1:100

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

I Conditions:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING**
   a) Construction of **Block 1** Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, **Block 2** - G+1 UF & **Block 3** - G+1 UF
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31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
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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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the site area).
36) 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.
37) 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.
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39) The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (PEÆ AzAV *A/ErPÉ) YAvÀæ AASEÄ: LD/95/LET/2013, dated: 01-04-2013

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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	CFO (1) 569/2013 dt: 09-08-2014.	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	KSPCB	Acknowledgement dt: 25-11-2013	
4	SEIAA	SEIAA : 205 : CON : 2013 dt: 03-10-2013	
5	BWSSB	Acknowledgement dt: 28-08-2013	
6	BESCOM	CE (E)/SBMZ/SE/AEE-4/1464/7975.51 dt: 23-09-2014	
7	BSNL	AGM (TP/S-8/2013-14/Vol-X/10 dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TP/M/DLP-44/13-14/5837/13-14 dt: 21-03-2014	
9	Change of Land Use from BDA	BDA/TP/M/CLU/01/2013-14/3395/13-14 dt: 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0029 dated: 20-06-2014 for the following:-

1.	Licence Fees	: 1,45,98,660.90
2.	Ground Rent	: 74,56,360.80
3.	Betterment Charges	
	a) For Building	: 3,88,024.00
	b) For Site	: 46,16,624.00
4.	Security Deposit	: 1,33,04,800.00
5.	Plan copy & Compound wall charges	: 3,03,600.00
6.	1% Labour Cess for Administrative charges	: 1,37,972.00
	TOTAL	: 4,59,96,521.04
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,96,06,200/- vide D.D No. 229016 dt:20-06-2014,AXIS BANK BANGALORE Branch.

NOTE. 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of the plans is subject to result of W.P. No. 4908/2008 & 2903/2008

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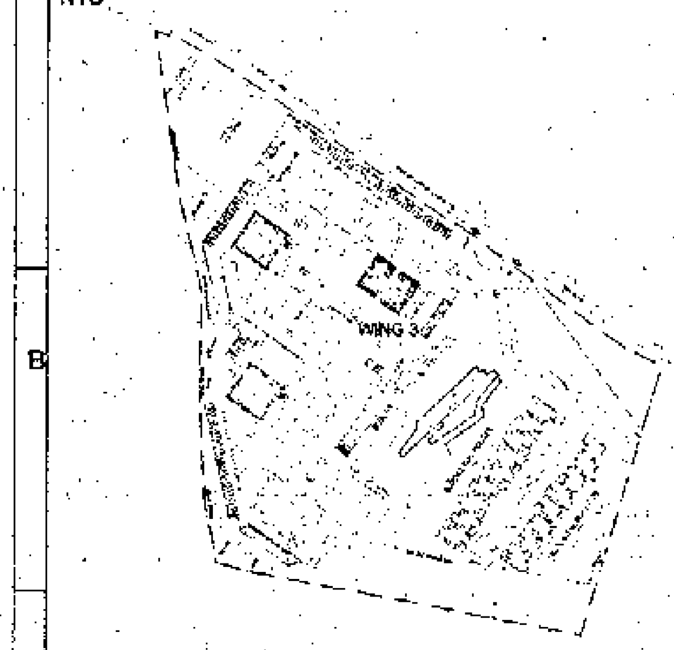
[illegible] 13/05/2014 [illegible] 06/3/13-14 [illegible] 29/05/2014 [illegible] 29/05/2014 [illegible] 28/05/2016 [illegible]

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	760 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	760 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN....H.R. Chandrashekar....

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

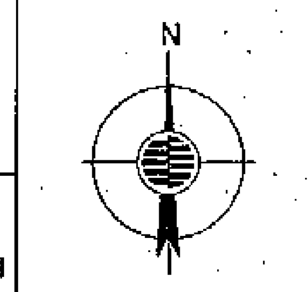
ARCHITECTS SIGNATURE

SIGN.......
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE :28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 08
	REV.NO.



JOB TITLE

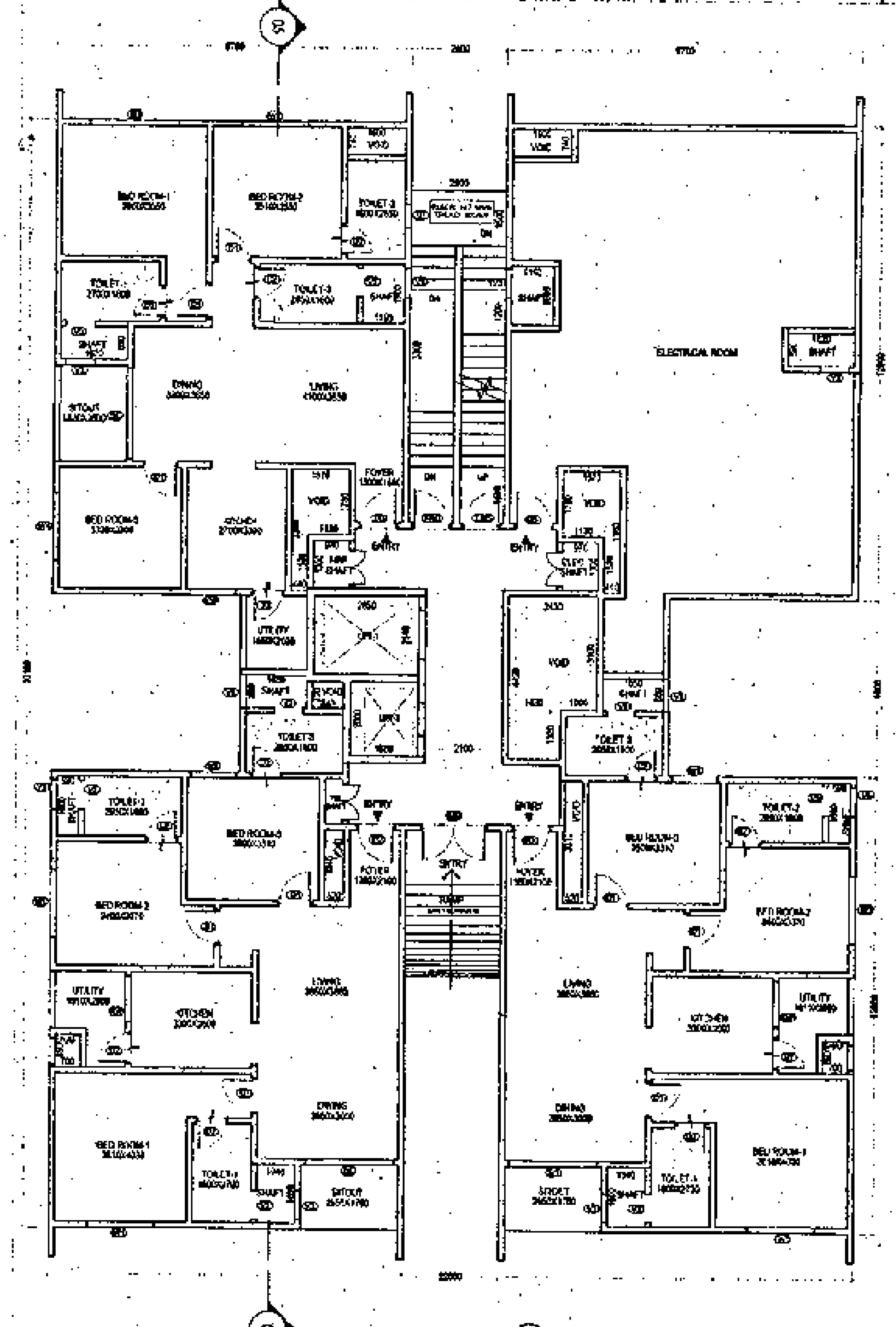
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

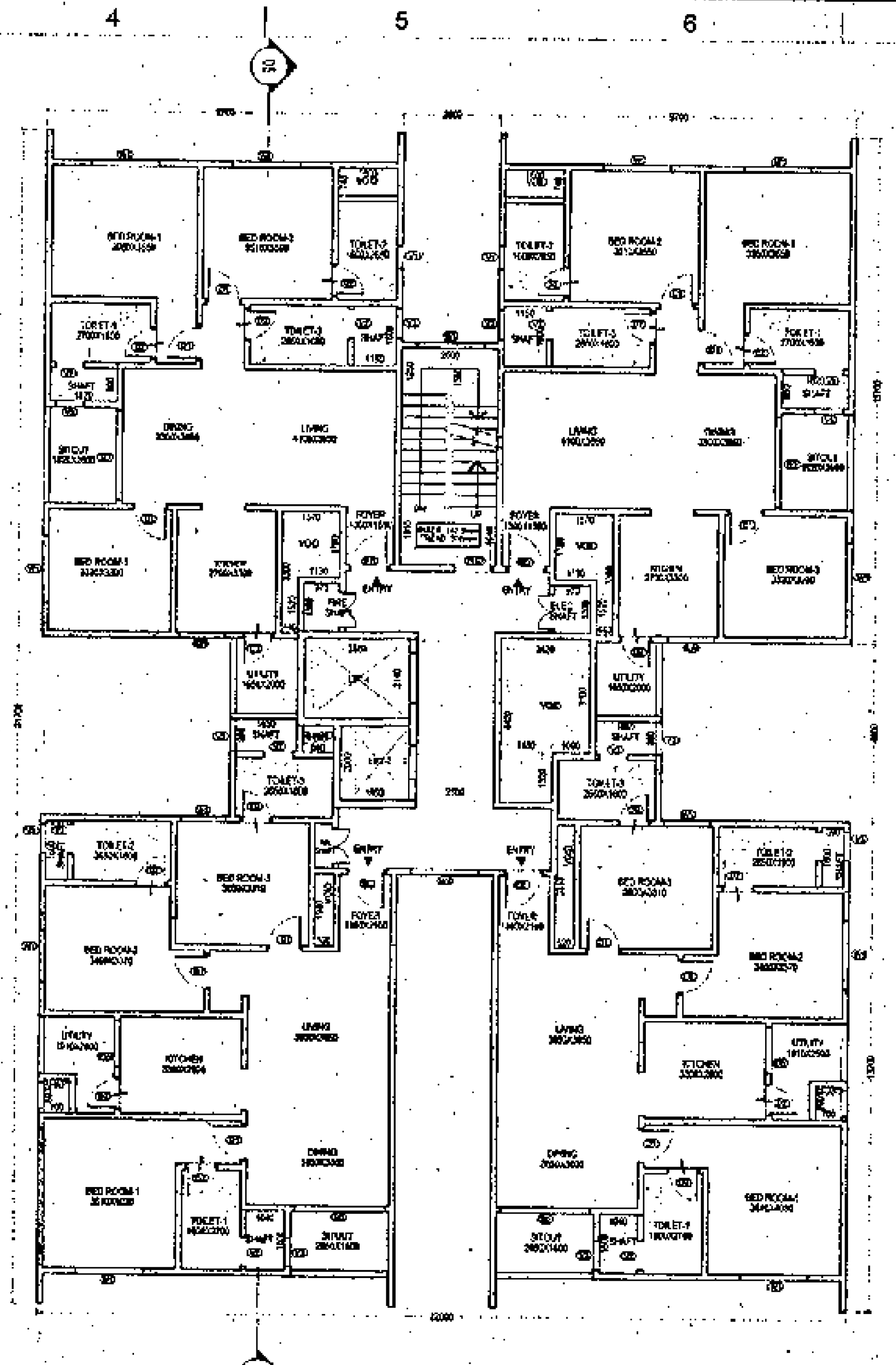
BLOCK -1
WING 3

SECTION ELEVATION

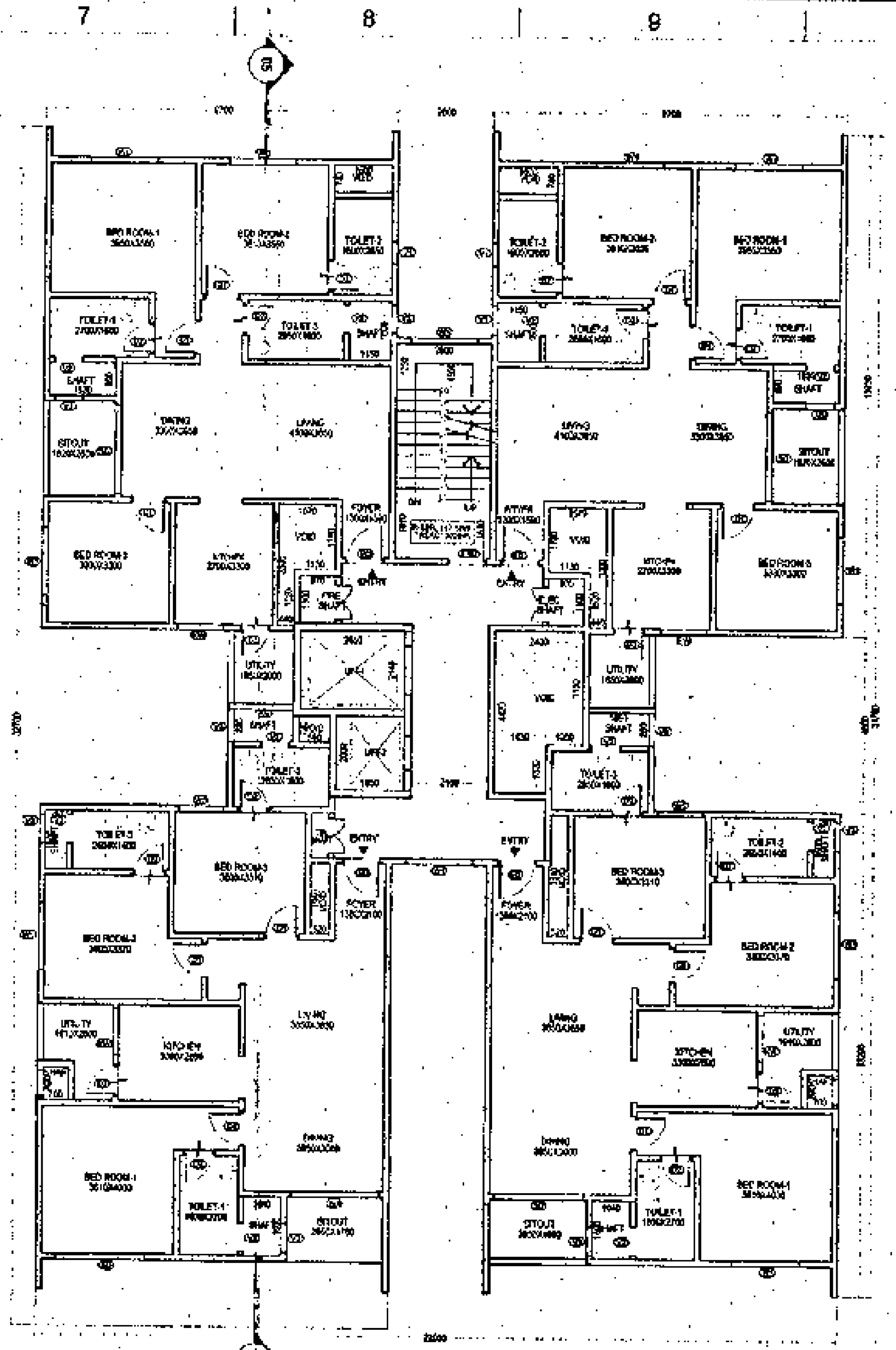
SHEET NO : 08



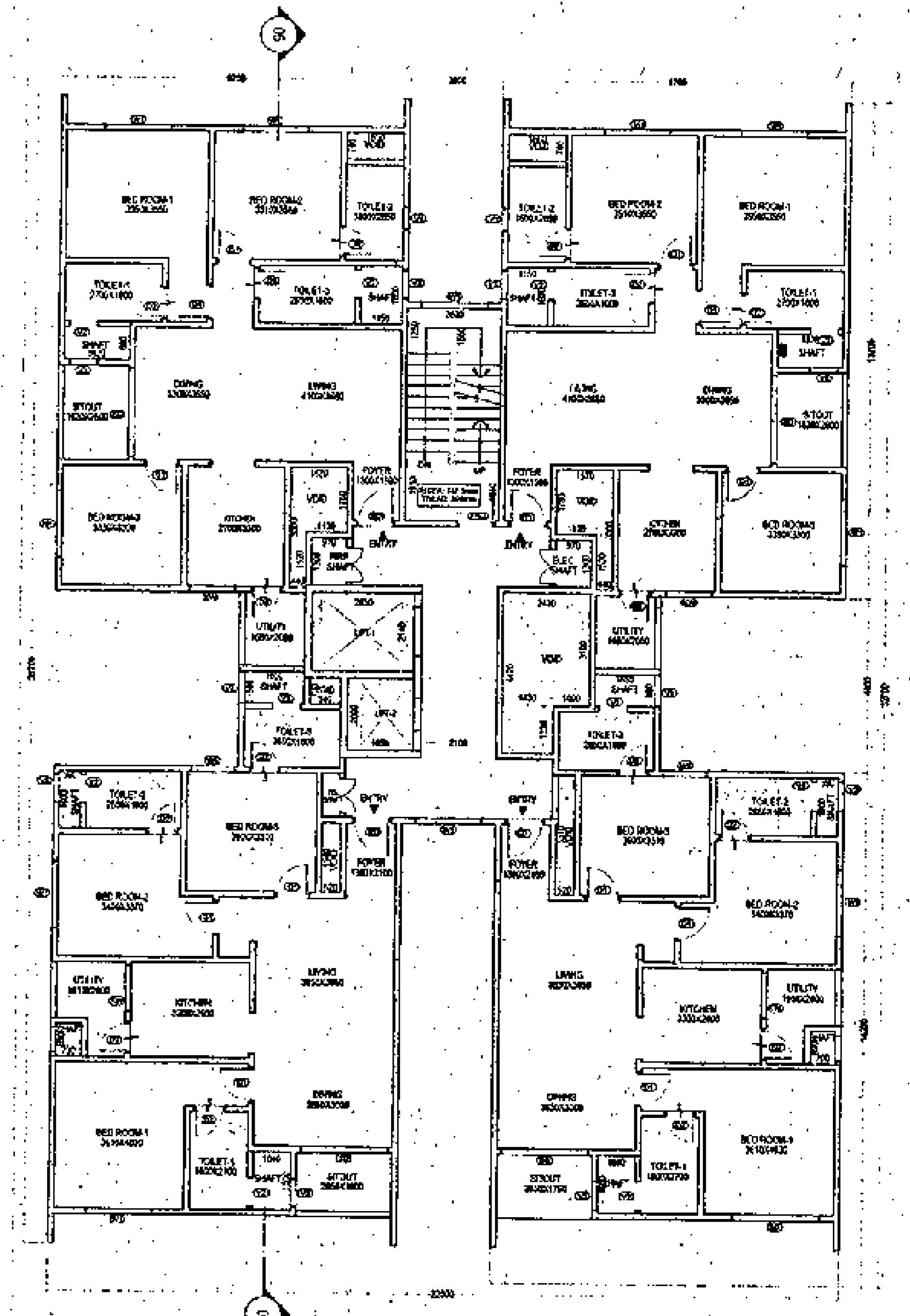
(1) BLOCK 1: WING 4 - GROUND FLOOR PLAN
SCALE 1:100



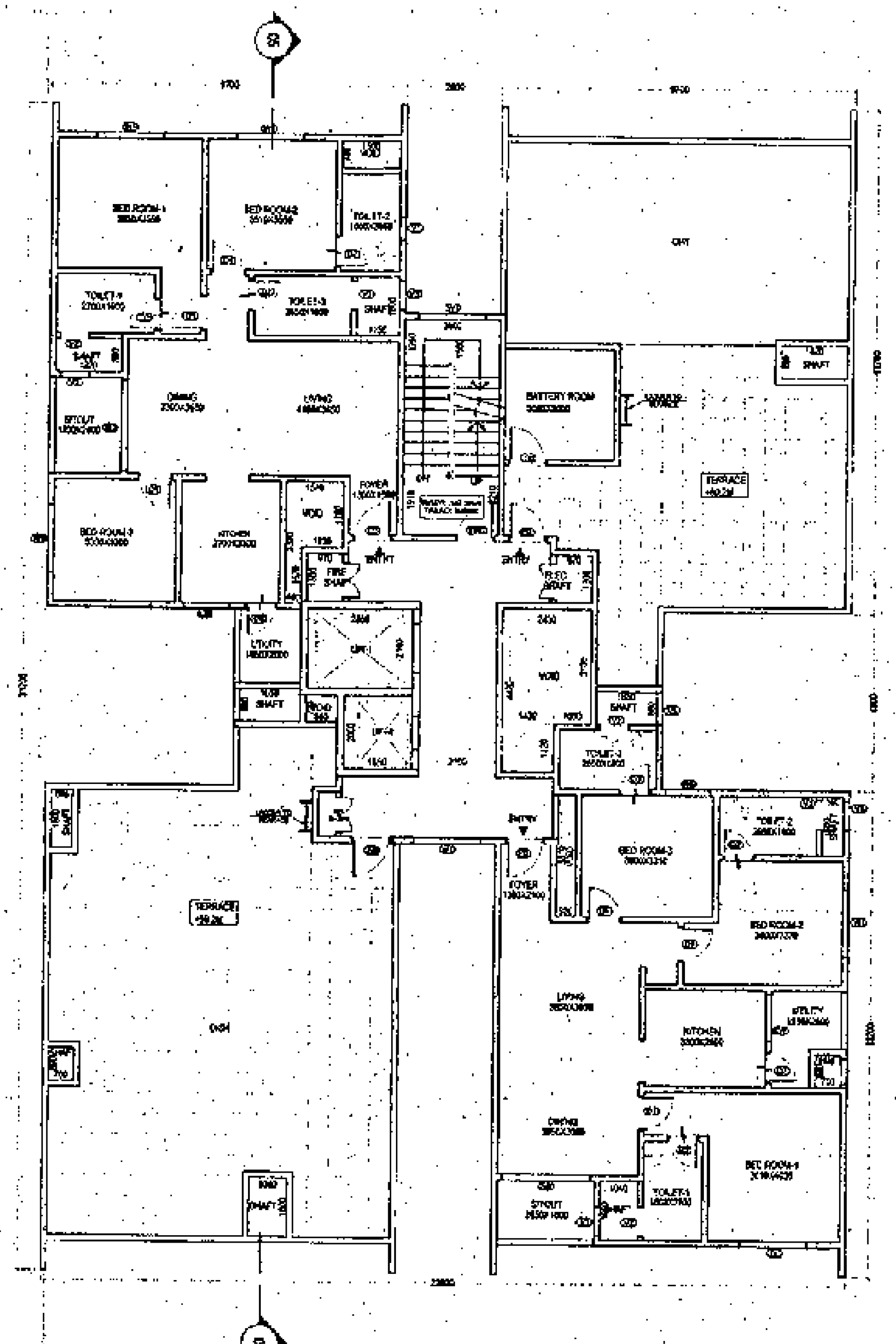
(2) BLOCK 1: WING 4 - 1ST - 16TH & 19TH FLOOR PLAN
SCALE 1:100



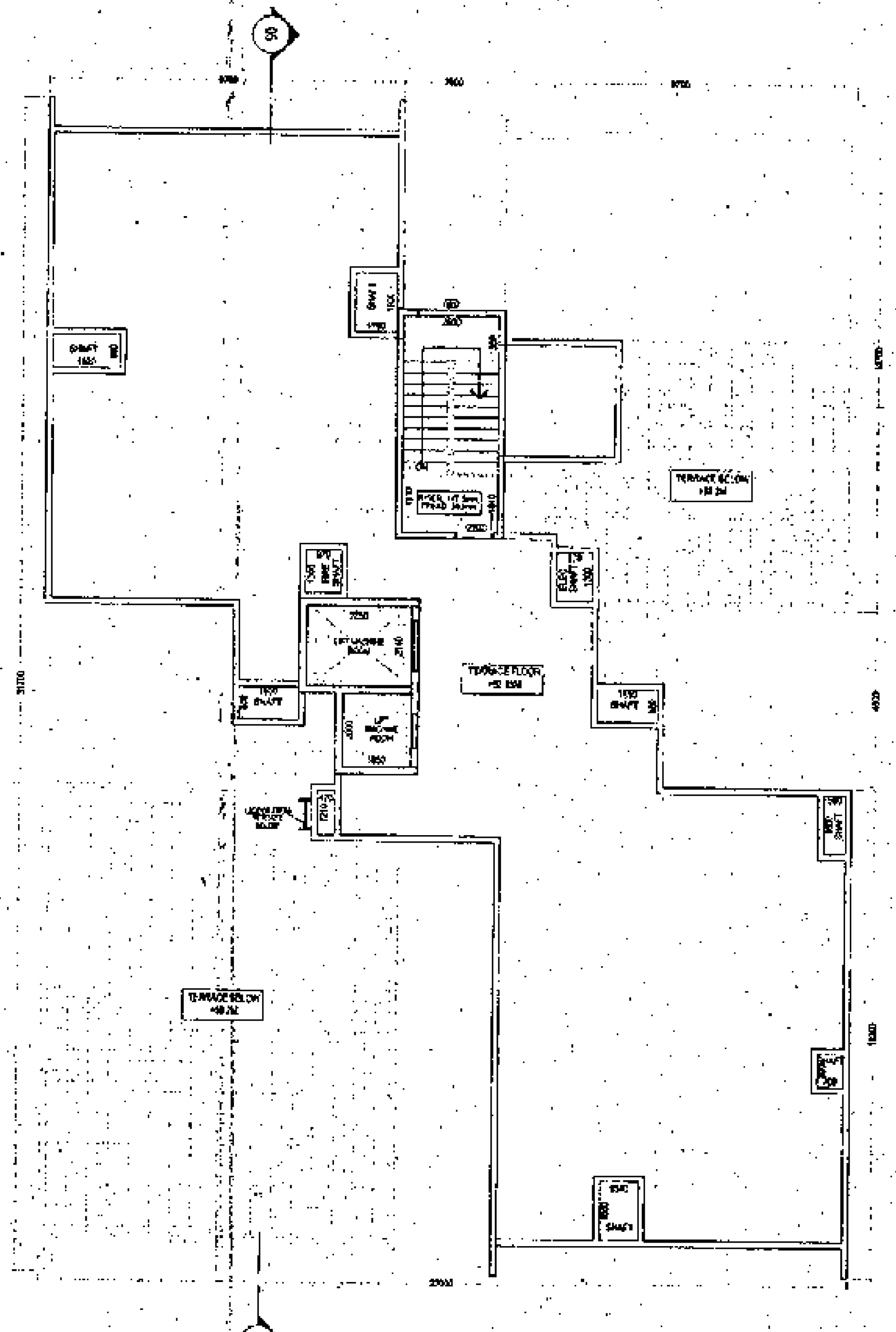
(3) BLOCK 1: WING 4 - 17TH FLOOR PLAN
SCALE 1:100



(4) BLOCK 1: WING 4 - 18TH FLOOR PLAN
SCALE 1:100



(5) BLOCK 1: WING 4 - 20TH FLOOR PLAN
SCALE 1:100



(6) BLOCK 1: WING 4 - TERRACE FLOOR PLAN
SCALE 1:100

BLOCK 1: WING 4 - TOTAL APARTMENT NOS = 81

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for 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) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (PE/E A/A/Y "AE(PE) KAyAm AASE): LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 366/2013 dt: 03-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	KSPCB	Acknowledgement dt: 23-11-2013	
4	SEIAA	SEIAA : 105 · CON · 2013 dt: 03-10-2013	
5	BWSSB	Acknowledgement dt: 28-08-2013	
6	BESCOM	CE (E)/OMZ/SE/AEE-4/148/7978-81 dt: 23-12-2014	
7	BSNL	AGM (TP)/S-6/2013-14/Vol-24/78 dt @ BGLR dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TP/MDL P-44/13-14/6667/13-14 dt: 21-03-2014	
9	Change of Land Use from BDA	BDA/TP/CLU/01/2013-14/335/13-14 dt: 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0028 dated: 20-05-2014 for the following:-

1.	Licence Fees	: 1,46,06,560.00
2.	Ground Rent	: 74,86,380.00
3.	Betterment Charges	
	a) For Building	: 3,88,024.00
	b) For Site	: 46,10,624.00
4.	Security Deposit	: 1,63,94,800.00
5.	Plan copy & Compound wall charges	: 3,03,800.00
6.	1% Labour Cess for Administrative charges	: 1,37,032.00
	TOTAL	: 4,39,16,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 236016 dt:20-05-2014 AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 25221/2010 (LG-BMP), however this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of license fee for sanction of this plans is subject to result of W.P. No. 4806/2005 & 29934/2008.

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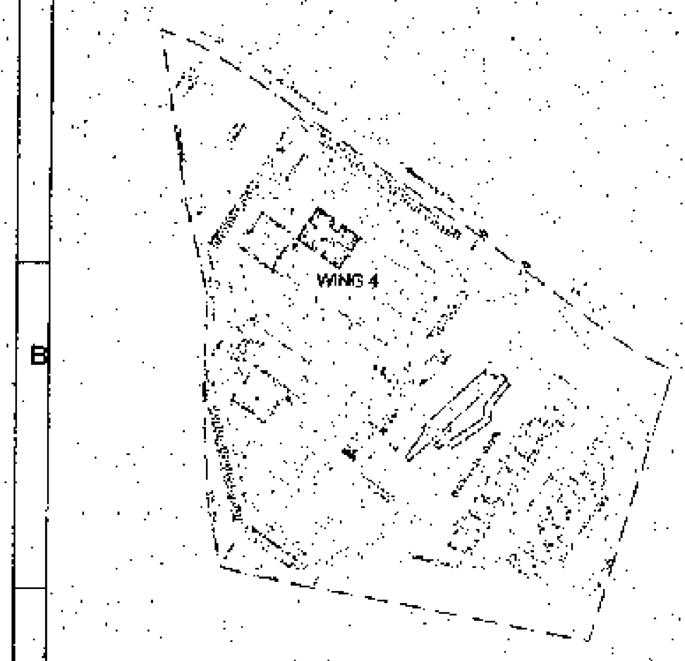
KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
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12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN.

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
N	DRAWING NO.: AS 09
	REV.NO.

JOB TITLE

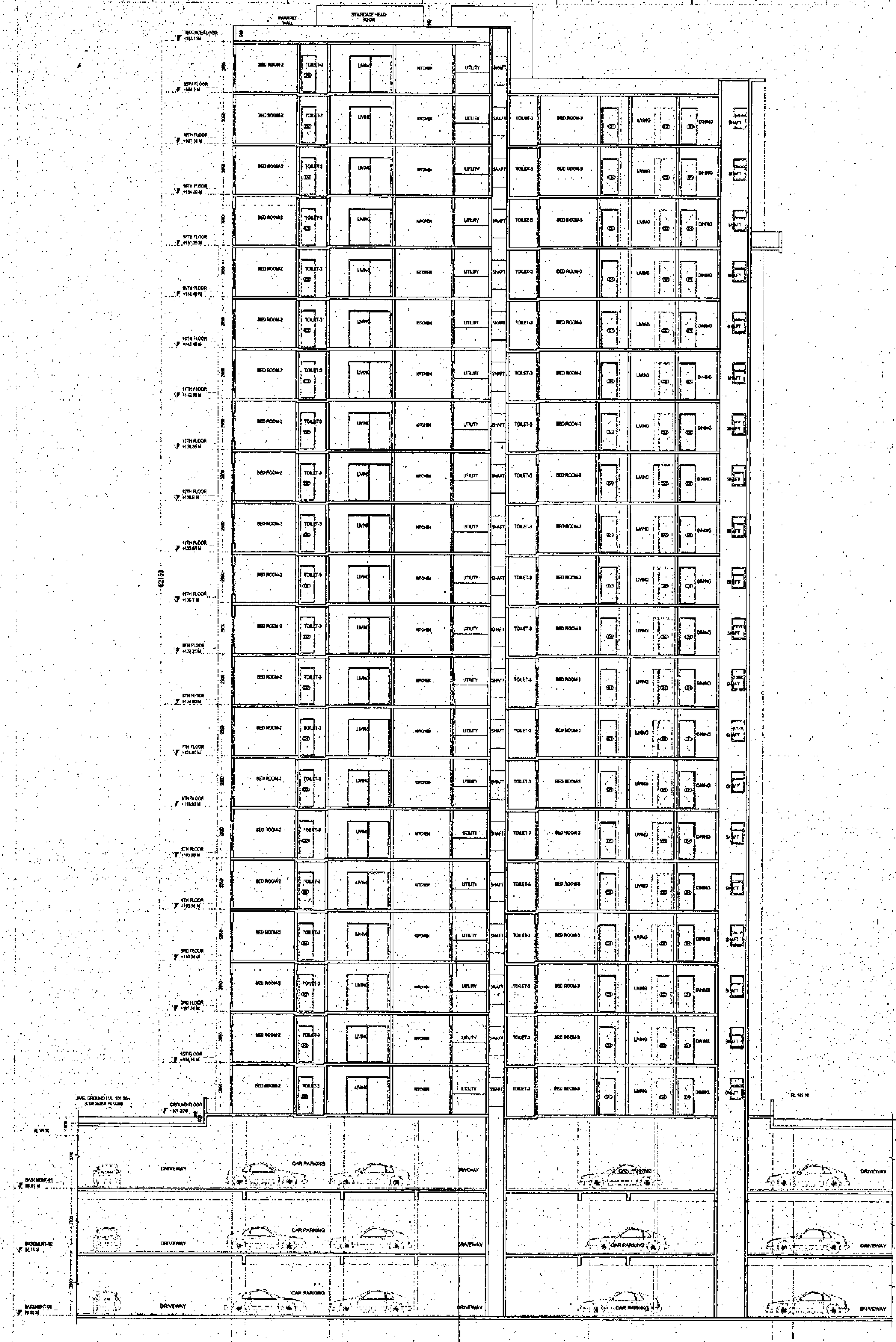
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/. 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

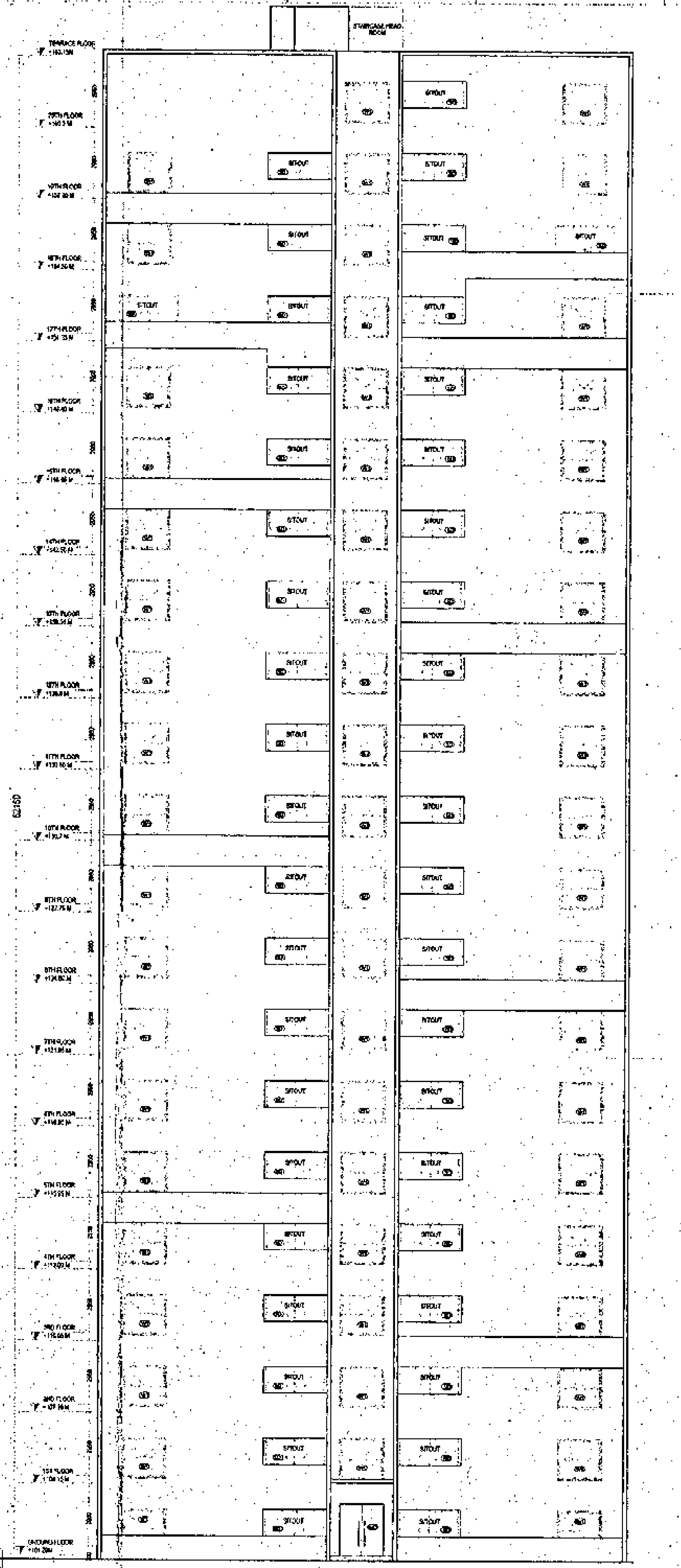
BLOCK -1
WING 4

FLOOR PLANS

SHEET NO : 09



① BLOCK 1: WING 4 - SECTION
SCALE 1:100



② BLOCK 1: WING 4 - ELEVATION
SCALE 1:100

BBMP / Addl Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
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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.
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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 06.00 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 required 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).
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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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) 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.
37) The Owner / Association of the highrise building shall get the building inspected by empaneled 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (VIDE ArAV *AsE(PE) *AvAs: AASEt: LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl. no.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 866/2013 dt. 03-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	SEIAA	SEIAA 225 CON 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 28-06-2013	
6	BESCOM	CE(D)/SMZ/GE/AEE-4/1497/978-81 dt. 22-02-2014	
7	BSNL	AGM(TP)/5-6/2013-14/Vol-24/20 dt @ BG 8 dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TP/MDLR-44/13-14/0687/13-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TP/M/CLU/01/2013-14/3346/13-14 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0079 dated: 20-05-2014 for the following:-

1.	Licence Fees	: 1,46,98,650.00
2.	Ground Rent	: 74,66,350.00
3.	Betterment Charges	
	a) For Building	: 3,88,024.00
	b) For Site	: 48,18,824.00
4.	Security Deposit	: 1,85,04,800.00
5.	Plan copy & Compound wall charges	: 3,03,600.00
6.	1% Labour Cess for Administrative charges	: 1,07,072.00
	TOTAL	: 4,59,96,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

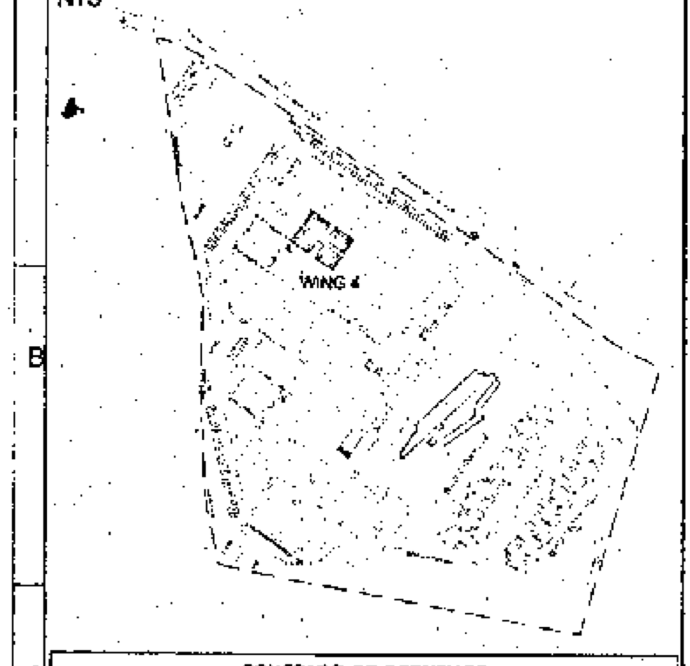
7. Labour Cess Rs. 1,06,06,200/- vide D.D. No. 229018 dt 20-05-2014, AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 4906/2008 & 2993/2008.

ಮುಖ್ಯ ಪ್ರತಿ :

[Kannada stamp text with handwritten dates: 13/05/2014 ... 0617/13-14 ... 28/05/2014 ... 29/05/2014 ... 28/05/2016; signature]

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN....H.R. Chandrashekar.........

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.............
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 10
	REV.NO.

JOB TITLE :

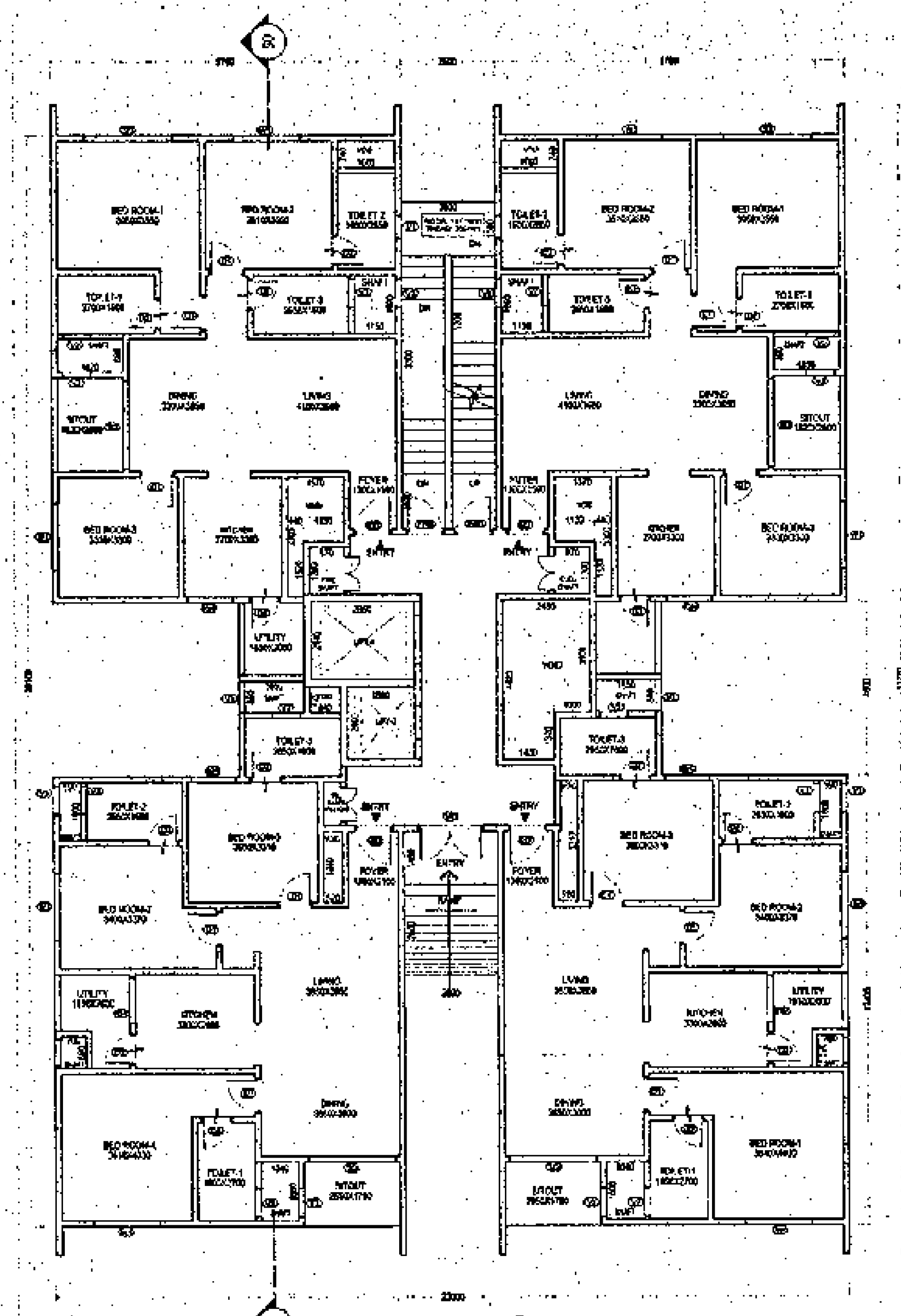
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

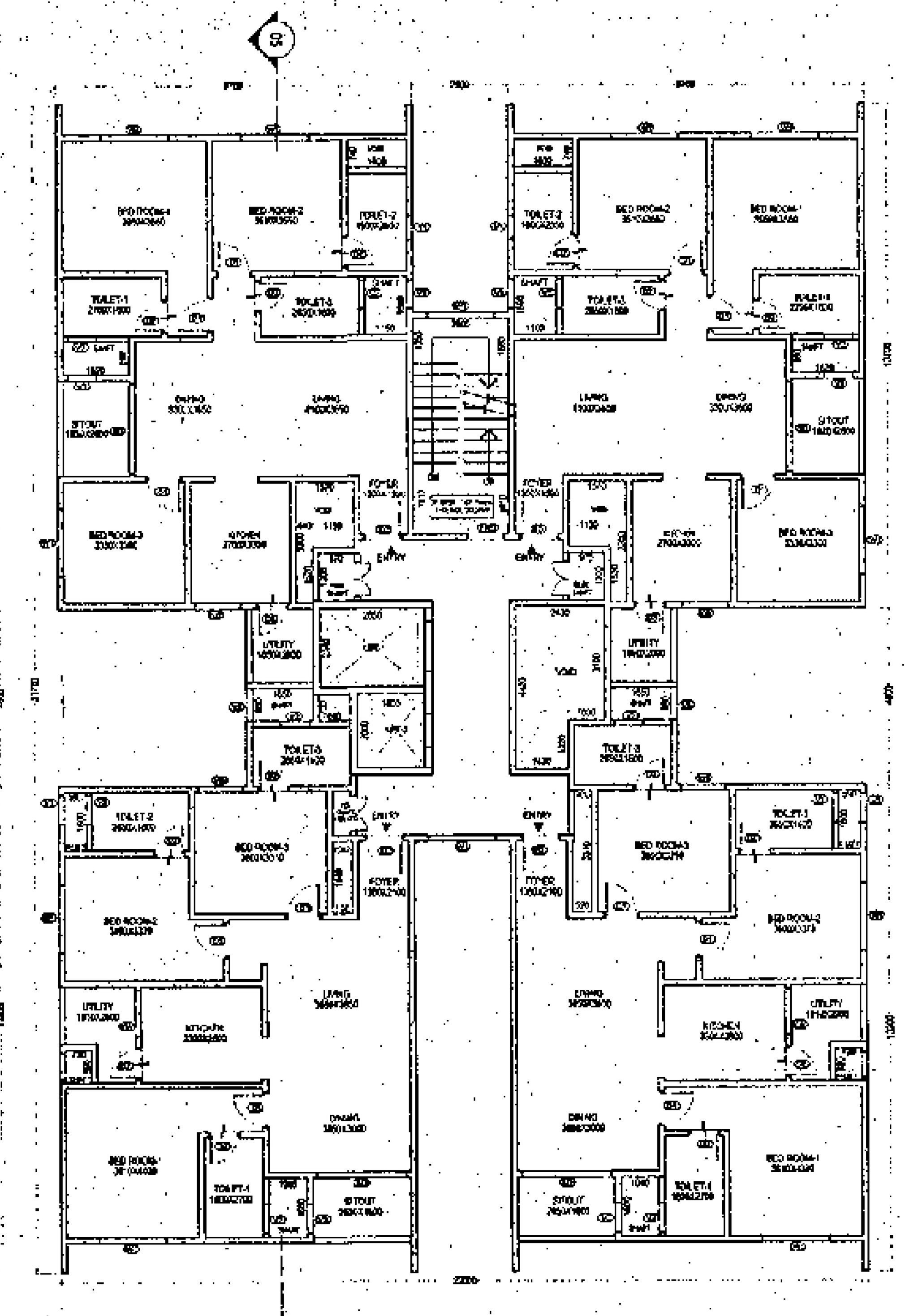
BLOCK -1
WING 4

SECTION ELEVATION

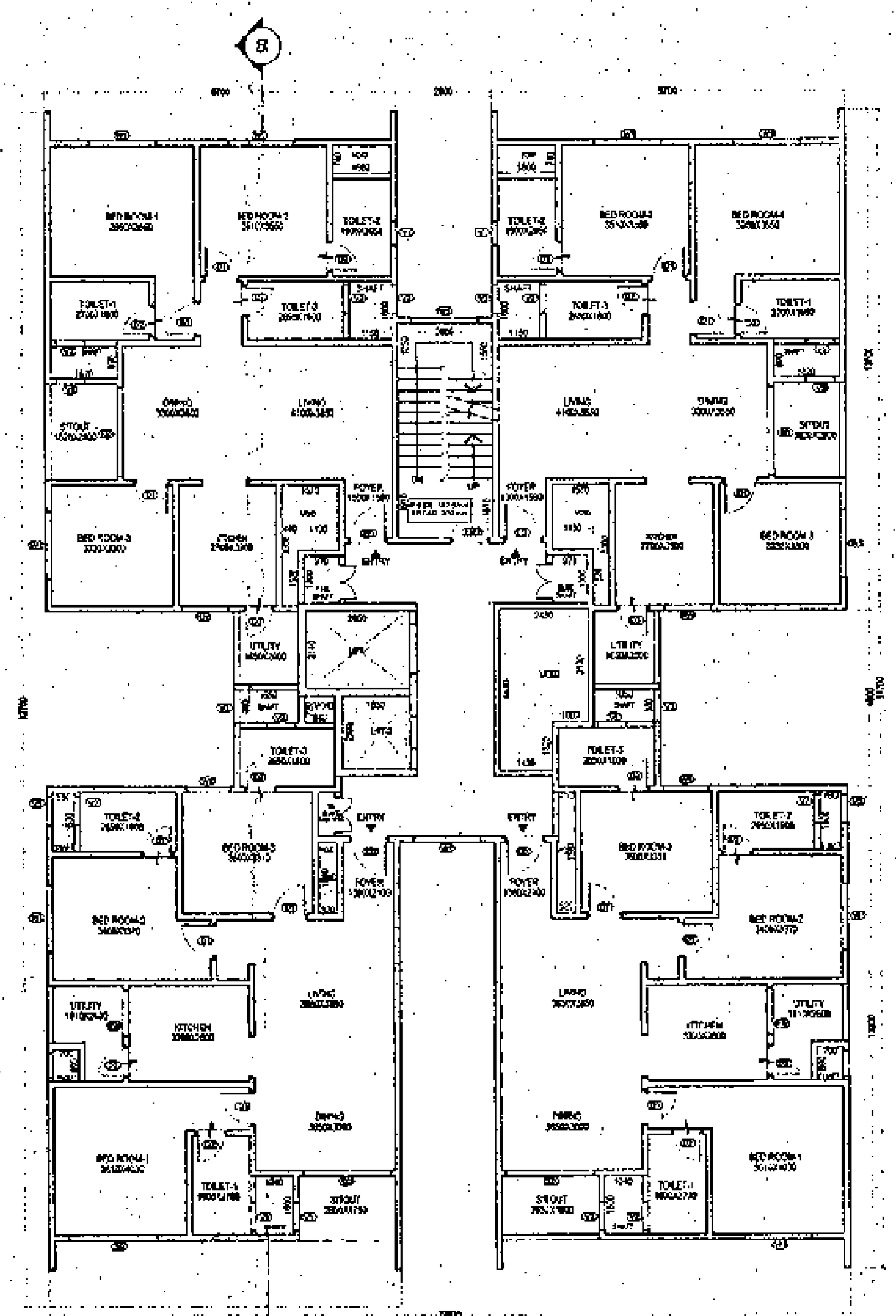
SHEET NO : 10



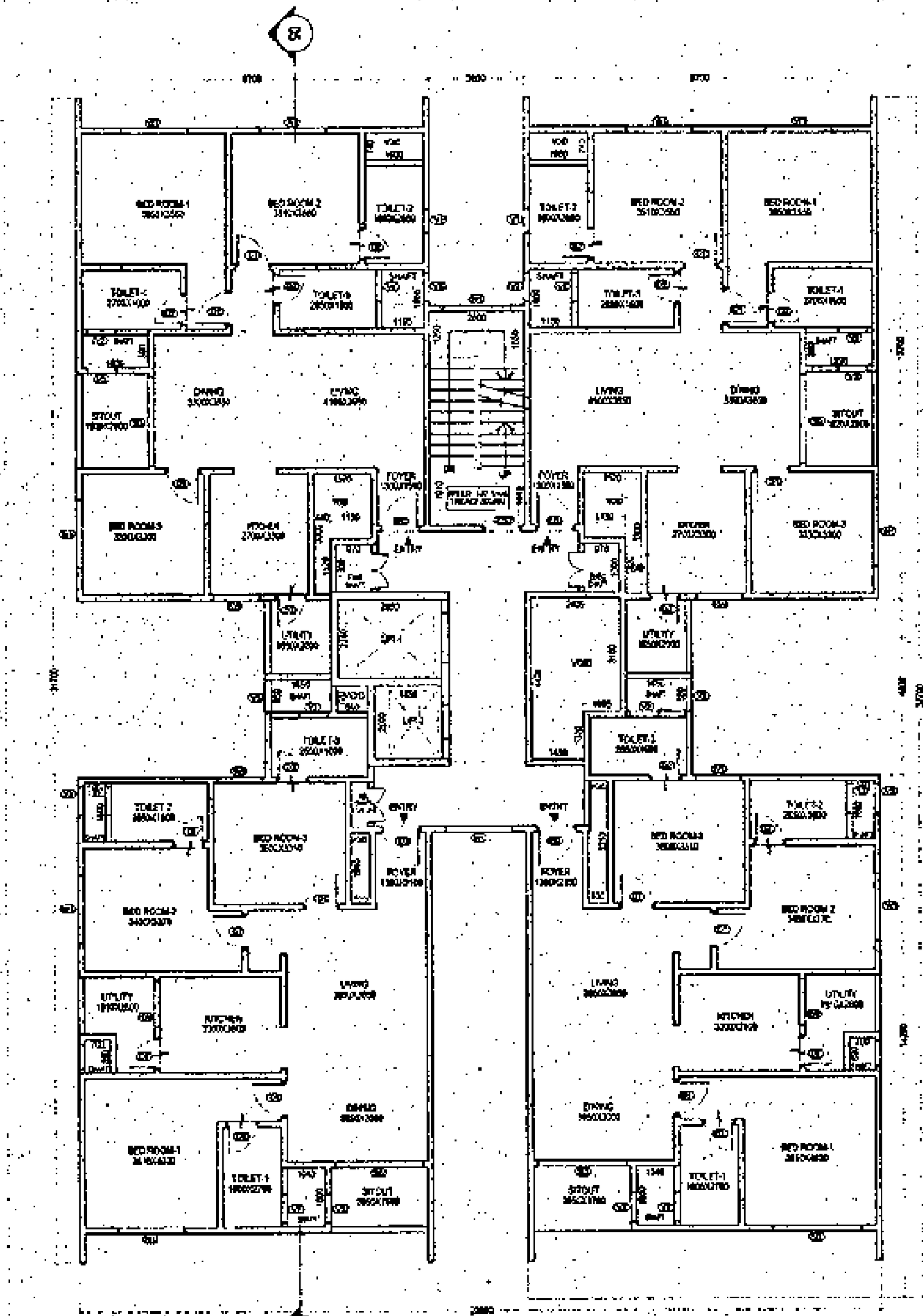
(1) BLOCK 1: WING 5 - GROUND FLOOR PLAN
SCALE 1:100



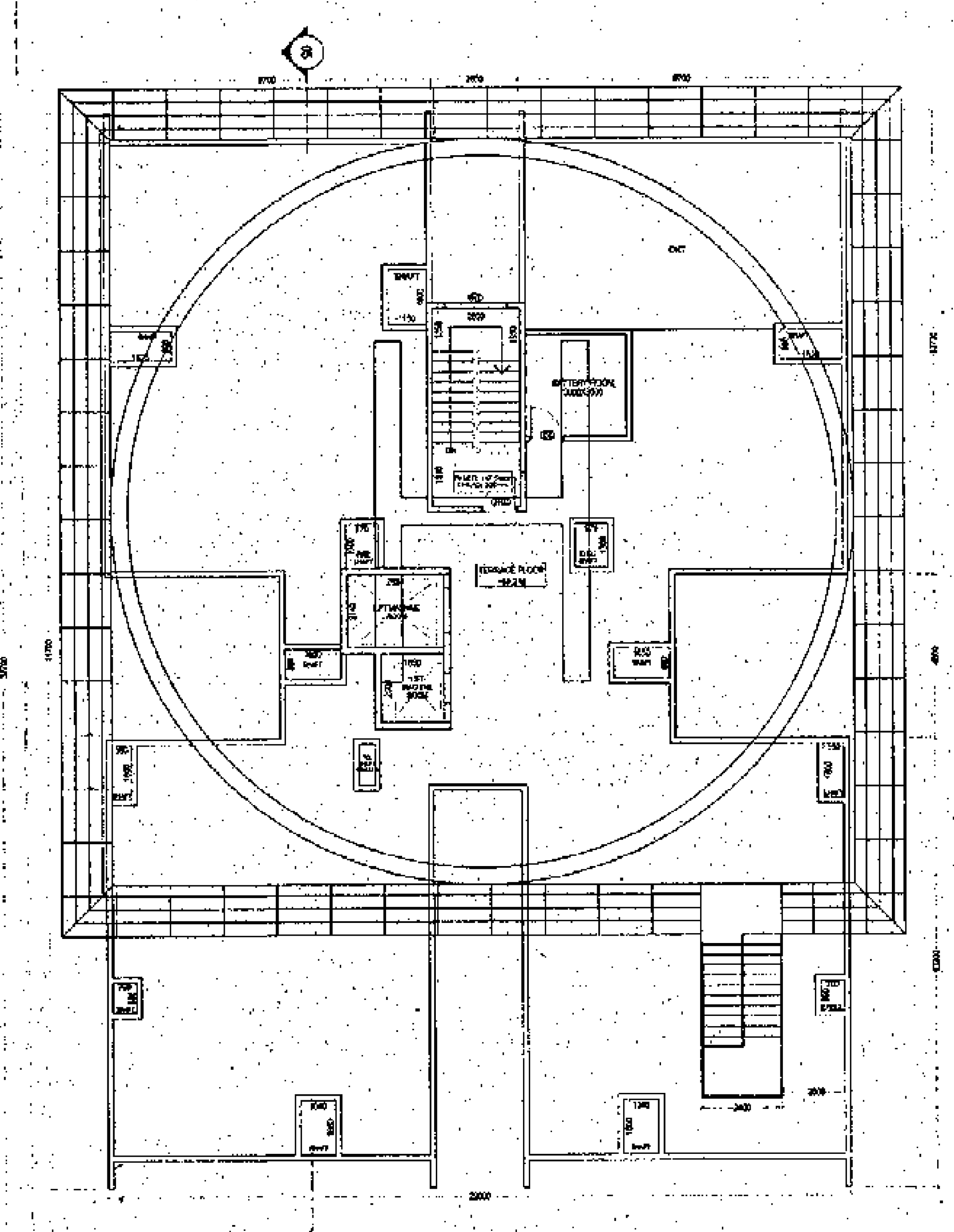
(2) BLOCK 1: WING 5 - 1ST - 16TH & 19TH FLOOR PLAN
SCALE 1:100



(3) BLOCK 1: WING 5 - 17TH FLOOR PLAN
SCALE 1:100



(4) BLOCK 1: WING 5 - 18TH FLOOR PLAN
SCALE 1:100



(5) BLOCK 1: WING 5 - 20TH FLOOR PLAN
SCALE 1:100

BLOCK 1: WING 5 - TOTAL APARTMENT NOS = 80

BBMP / Addl Dir / JD (S) / LP 06 / 13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 2B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per KERC (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM (SEE A. AV. (AE/PE) KAVAA. AASE: LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference no. & Date	Conditions Imposed
1	Fire Force Department	GBC (1) 560/2013 dt. 07-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	SEIAA	SEIAA 205 CON 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 29-08-2013	
6	BESCOM	[illegible] dt. 22-02-2014	
7	BSNL	[illegible] dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-44/13-14/[illegible] dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/01/2013-14/[illegible] dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTP(S)/T01/2014-15/May/0028 dated: 20-05-2014 for the following:-

1.	Licence Fees	1,46,96,860.00
2.	Ground Rent	74,86,380.00
3.	Betterment Charges	
	a) For Building	3,85,024.00
	b) For Site	46,18,824.00
4.	Security Deposit	1,23,04,800.00
5.	Plan copy & Compound wall charges	3,03,830.00
6.	1% Labour Cess for Administrative charges	1,97,032.00
	TOTAL	4,00,06,321.00
		SAY Rs. 4,00,06,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,90,06,200/- vide D.D. No. 220016 dt. 20-05-2014, AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 26721/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 4608/2008 & 29/3/2008

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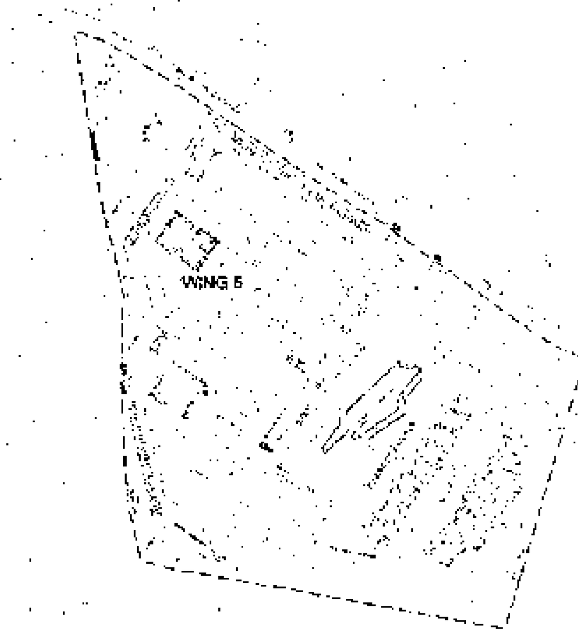
KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	HD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1220	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN....
AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

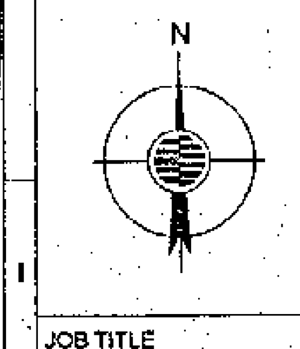
ARCHITECTS SIGNATURE

SIGN....
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 11
	REV.NO.



JOB TITLE

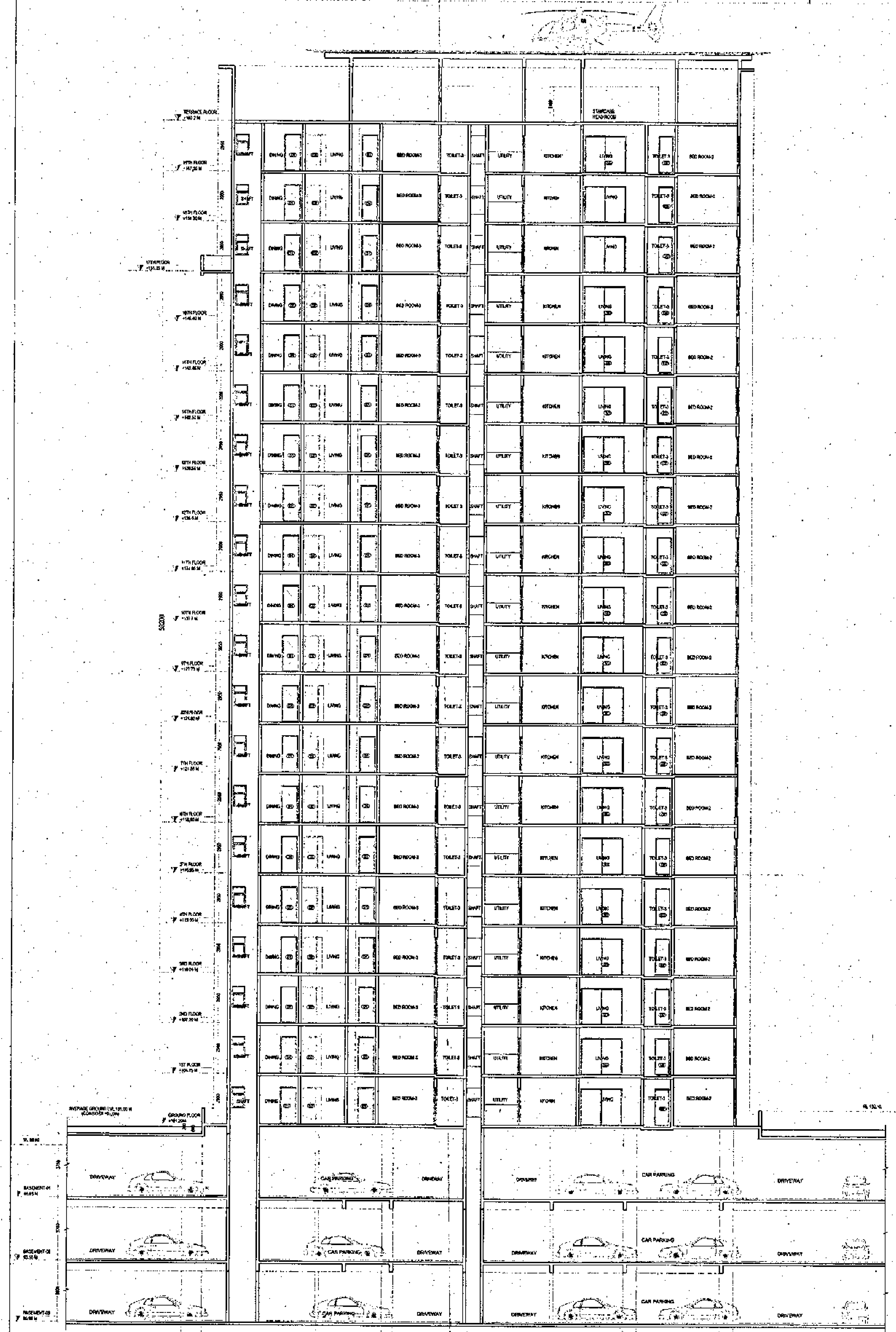
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

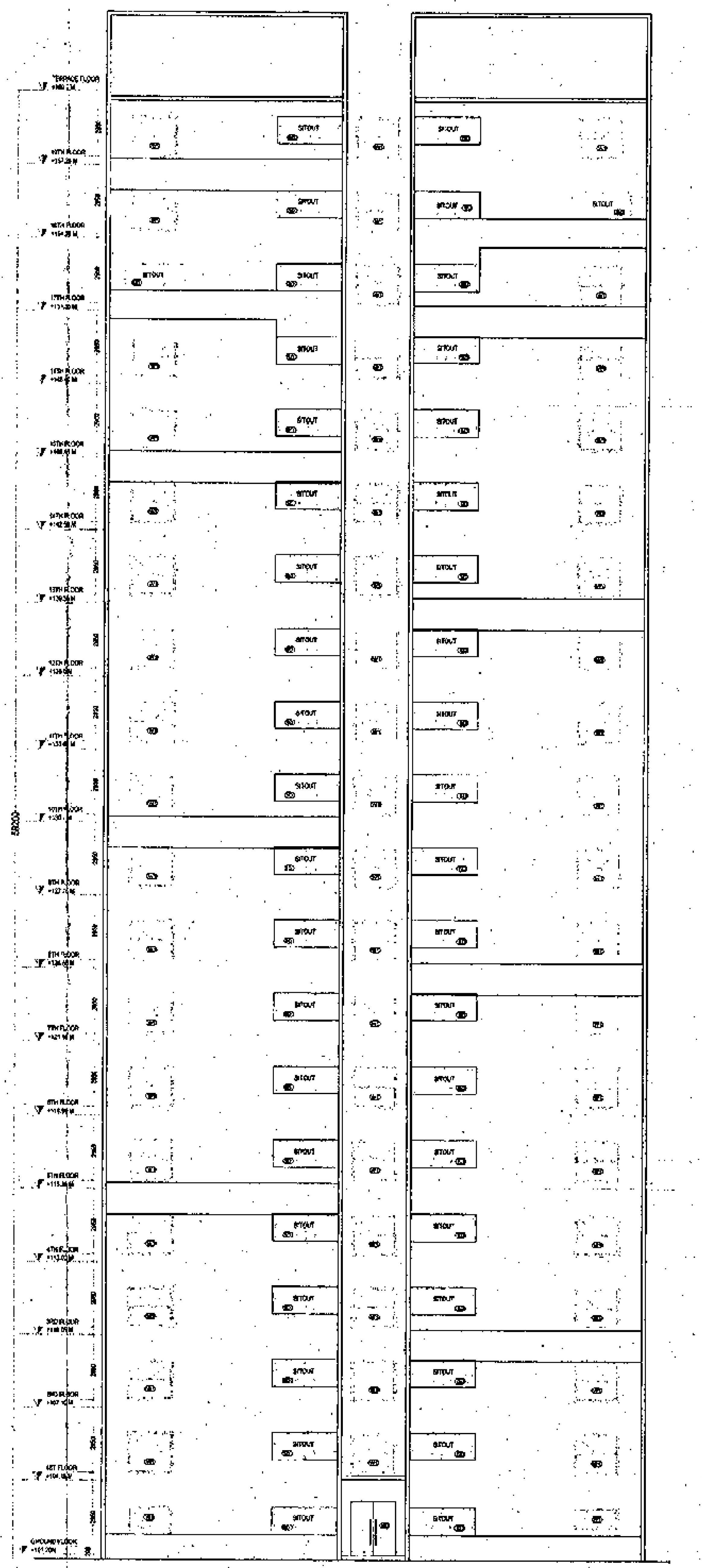
BLOCK -1
WING 5

FLOOR PLANS

SHEET NO : 11



① BLOCK 1: WING 5 - SECTION
SCALE 1:100



② BLOCK 1: WING 5 - ELEVATION
SCALE 1:100

BBMP / Addl Dir / JD (S) / LP 0517/12-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The Applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) The owner / Association of high-rise 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases the plan sanction is deemed cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM (ಕಅ ಇಲಾಖೆ ...) LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 566/2013 dt. 03.08.2013	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	SEIAA	SEIAA : 206 : CON : 2013 dt 03-10-2013	
5	BWSSB	Acknowledgement dt. 28-08-2013	
6	BESCOM	CE (E)/EME/SE/AEE-4/148/7874-81 dt. 23-02-2014	
7	BSNL	AGM (TP/S-6/2013-14/56-24/20 dt @ BG-3 dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TP/MCCP-44/13-14/6987/13-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TP/MCLU/01/2013-14/3385/13-14 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPS/JT/61/2014-15/May/0029 dated: 30-05-2014 for the following:-

1.	Licence Fees	: 1,48,95,660.00
2.	Ground Rent	: 74,86,380.00
3.	Betterment Charges	
	a) For Building	: 2,88,024.00
	b) For Site	: 46,11,024.00
4.	Security Deposit	: 1,83,04,800.00
5.	Plan copy & Compound wall charges	: 3,03,600.00
6.	1% Labour Cess for Administrative charges	: 1,97,032.00
	TOTAL	: 4,59,95,121.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,08,200/- vide D.D. No. 226016 dt 20-05-2014 AXIS BANK BANGALORE Branch.

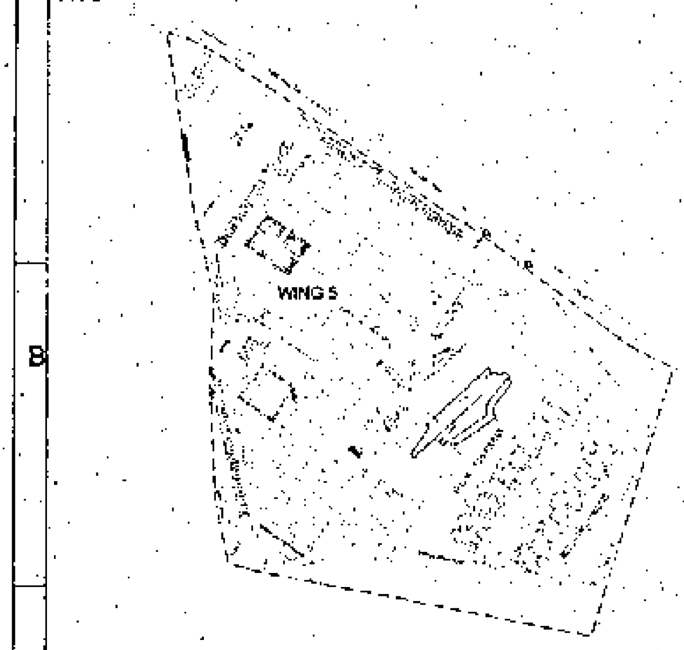
NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future based on the outcome of the final court orders.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 4506/2008 & 29902/2008.

ಮಂಜೂರು ಪ್ರತಿ

ಈ ನಕ್ಷೆಯನ್ನು ಬಿಬಿಎಂಪಿ ಅಧಿನಿಯಮ ... ದಿನಾಂಕ 13/05/14 ... 0517/13-14 ... 29/05/2014 ... 29/05/2014 ... 28/05/2016 ...

SCHEDULE OF OPENINGS				
NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1900 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1630 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1580	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

KEY PLAN
NTS



OWNER'S SIGNATURE

SIGN. (signed)
AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN. (signed)
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL.: 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
N	DRAWING NO.: AS 12
	REV.NO.

JOB TITLE

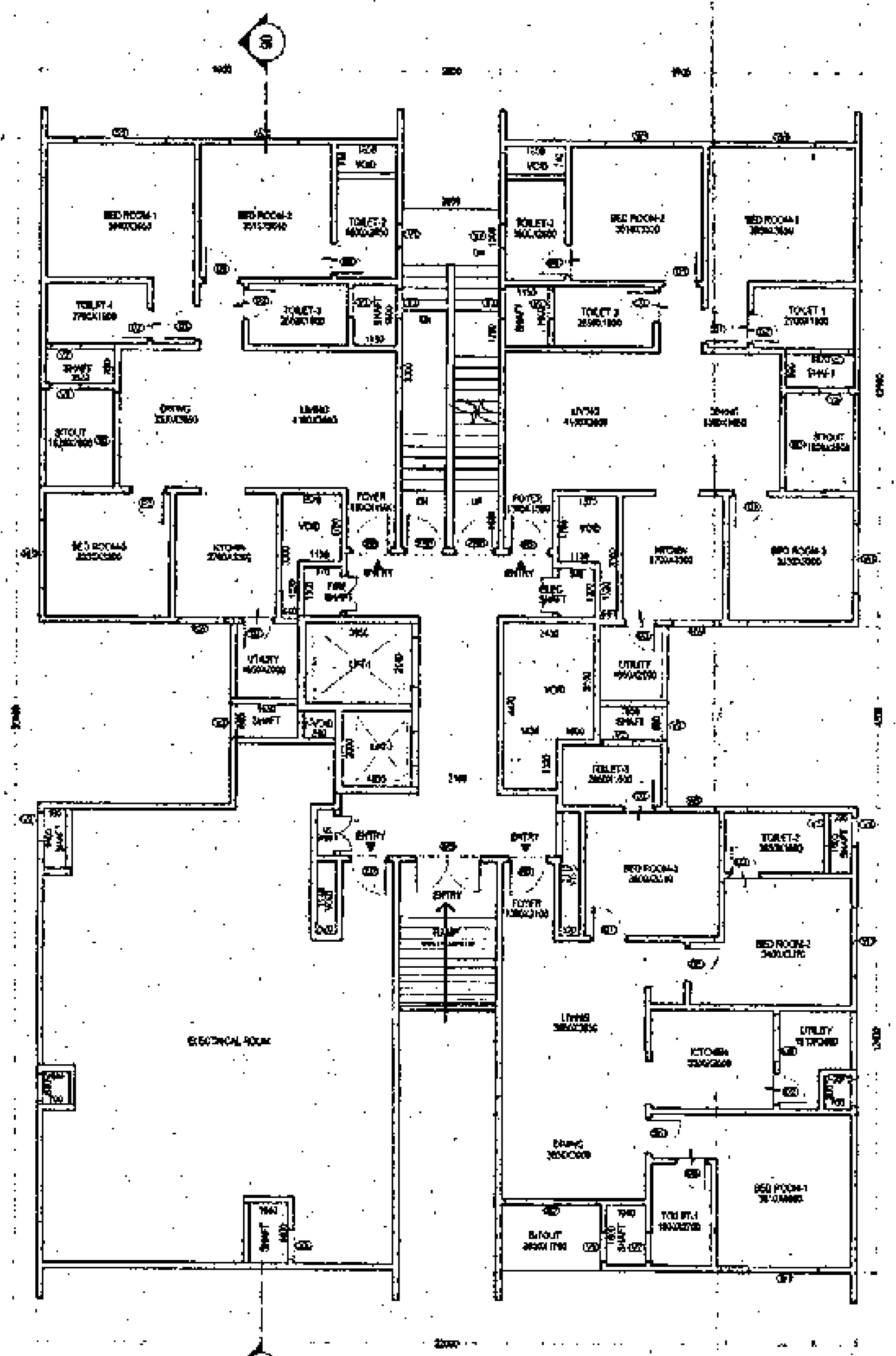
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

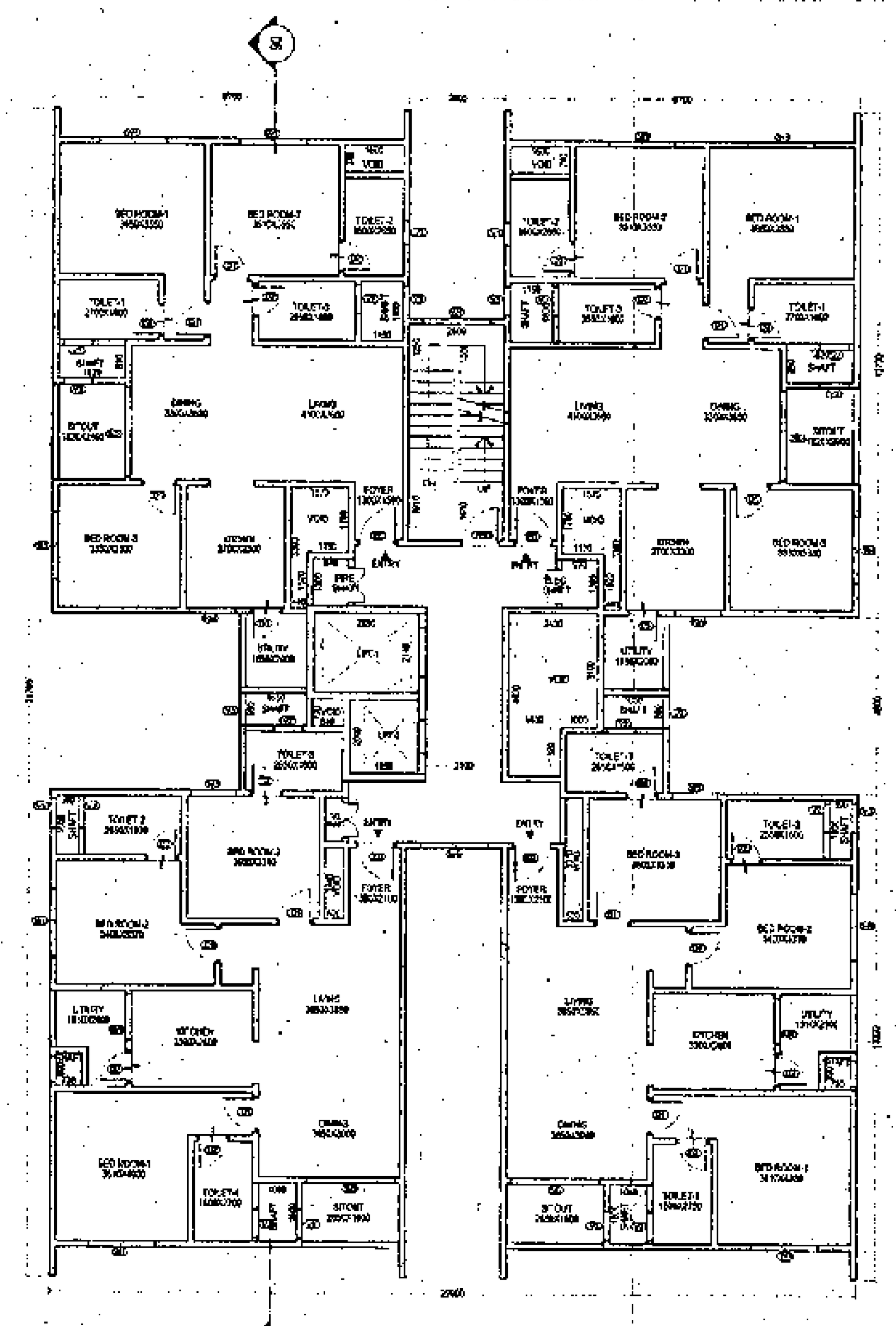
BLOCK -1
WING 5

SECTION ELEVATION

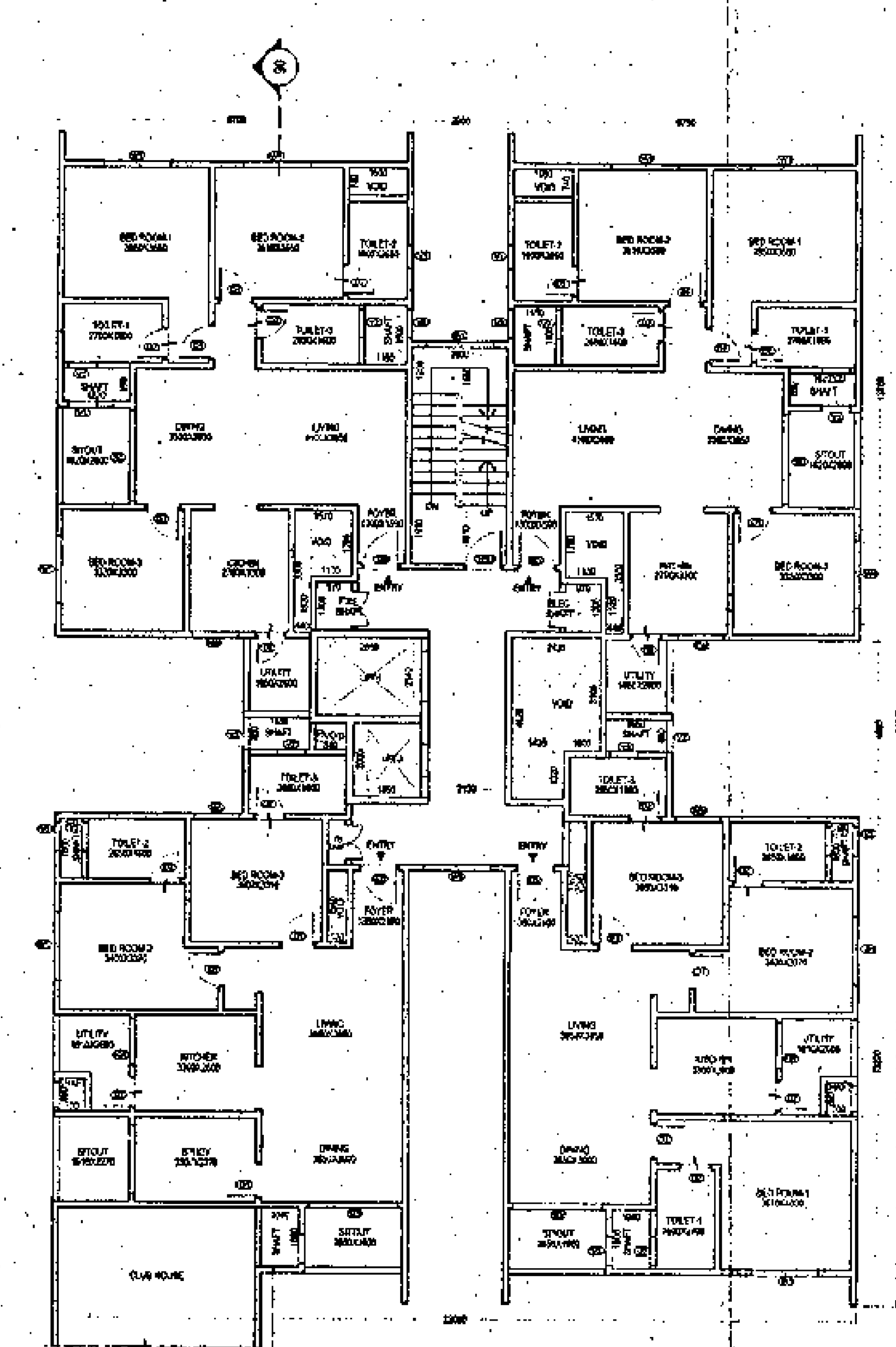
SHEET NO. : 12



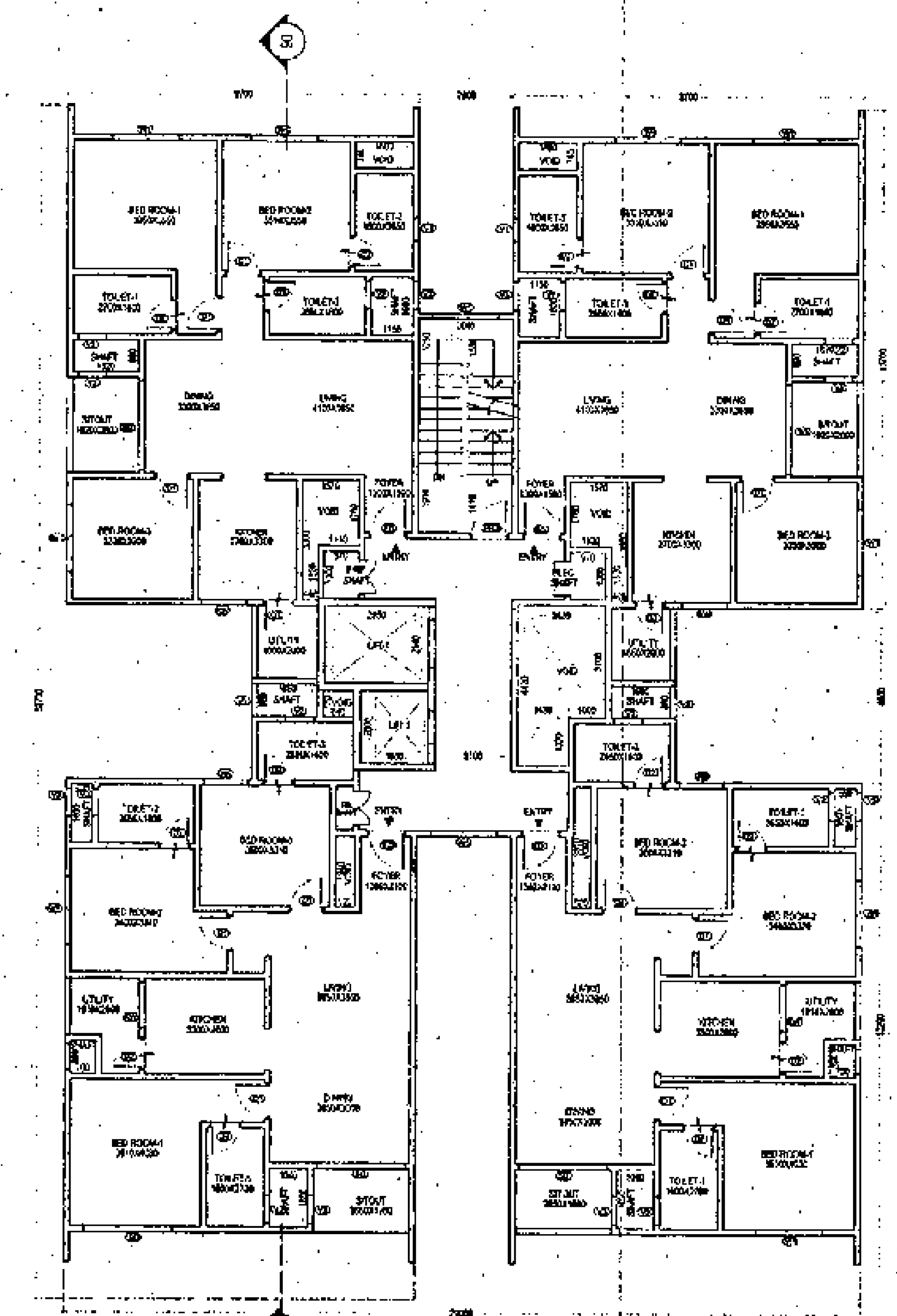
① BLOCK 1: WING 6 - GROUND FLOOR PLAN
SCALE 1:100



② BLOCK 1: WING 6 - 1ST, 3RD - 16TH & 19TH FLOOR PLAN
SCALE 1:100



③ BLOCK 1: WING 6 - 2ND FLOOR PLAN
SCALE 1:100



④ BLOCK 1: WING 6 - 17TH FLOOR PLAN
SCALE 1:100

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 (c) 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TOR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (No. LD/95/LET/2013, dated: 01-04-2013)

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 566/2012 dt. 03-03-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	KSPCB	Acknowledgement dt: 23-11-2013	
4	SEIAA	SEIAA : 266 : CON : 2013 dt: 03-10-2013	
5	BWSSB	Acknowledgement dt: 28-05-2013	
6	BESCOM	CE / EHMMZ/SE/AEE-4/146/7978-81 dt. 22-02-2014	
7	BSNL	AGM (TYS-8)/2013-14/Vol-24/20 dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-44/13-14/6687/13-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/01/2013-14/3395/13-14 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0028 dated: 29-05-2014 for the following:-

1. Licence Fees : 1,48,98,550.00
2. Ground Rent : 74,00,380.00
3. Betterment Charges
   a) For Building : 3,88,024.00
   b) For Site : 46,18,634.00
4. Security Deposit : 1,63,04,600.00
5. Plan copy & Compound wall charges : 3,03,800.00
6. 1% Labour Cess for Administrative charges : 7,97,032.00
   TOTAL : 4,48,99,321.00
   SAY Rs. 4,48,00,000/-
   (Rupees Four crores Sixty lakhs only)
7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 226018 dt 20-06-2014, AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P No. 25221/2010 (LS-BMP), however, this is subject to condition for remittance of such cost in future based on the outcome of the final court orders.
2) Payment of licence fee for sanction of the plans is subject to result of W.P. No. 4006/2008 & 2949/2009.

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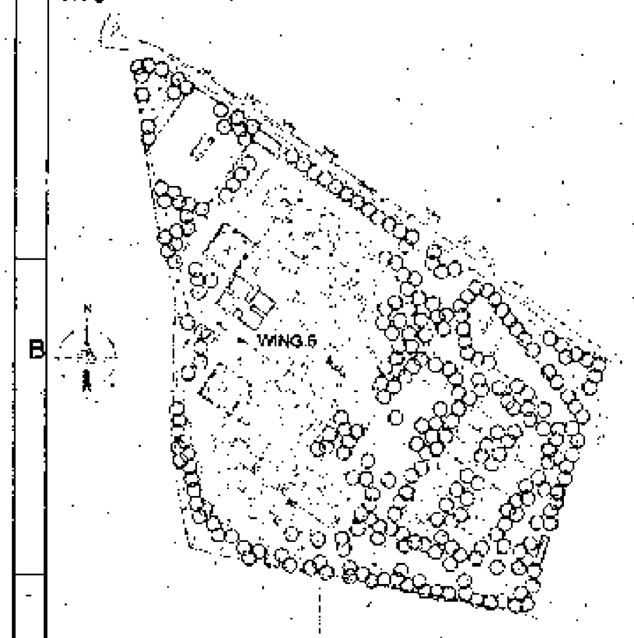
[illegible] 13/03/2014 [illegible] 06/14/13-14 [illegible] 29/05/2014 [illegible] 29/05/2014 [illegible] 28/05/2016 [illegible]

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1930 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN ....

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.......................
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0356
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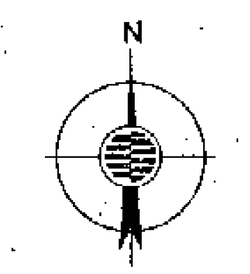
	REV.NO.



JOB TITLE

PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

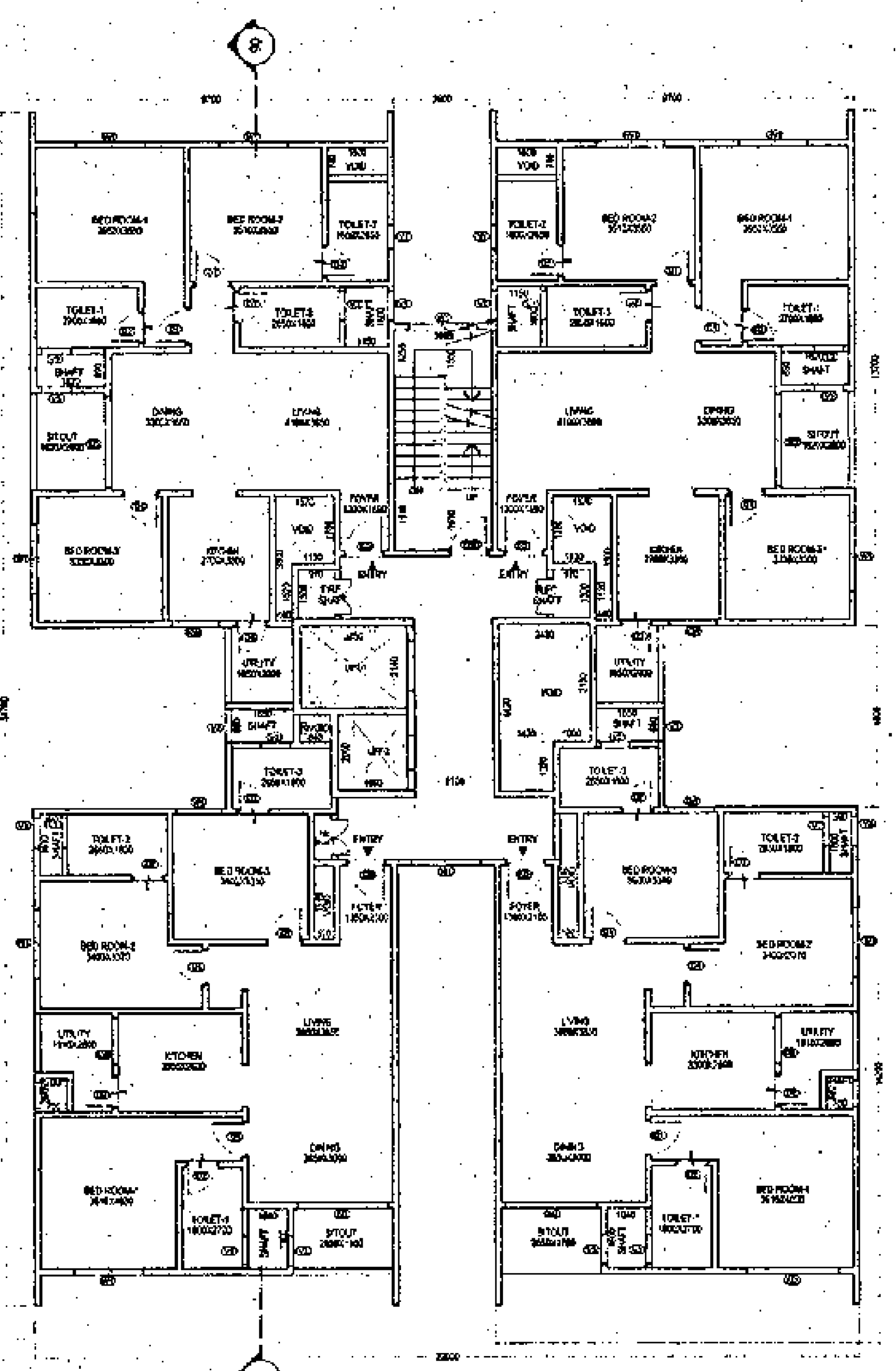
DRAWING TITLE

BLOCK -1
WING 6

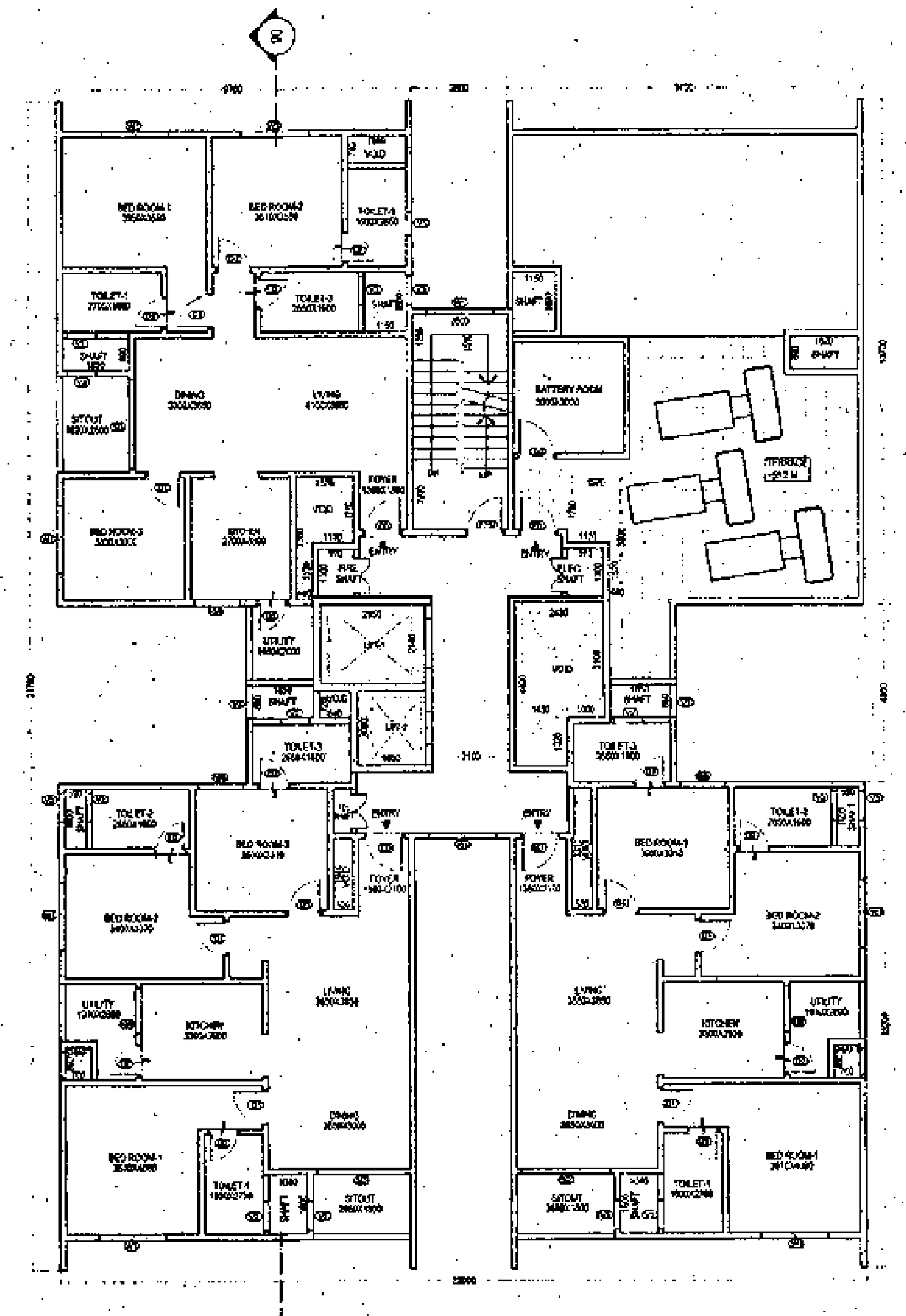
FLOOR PLANS

SHEET NO. 15

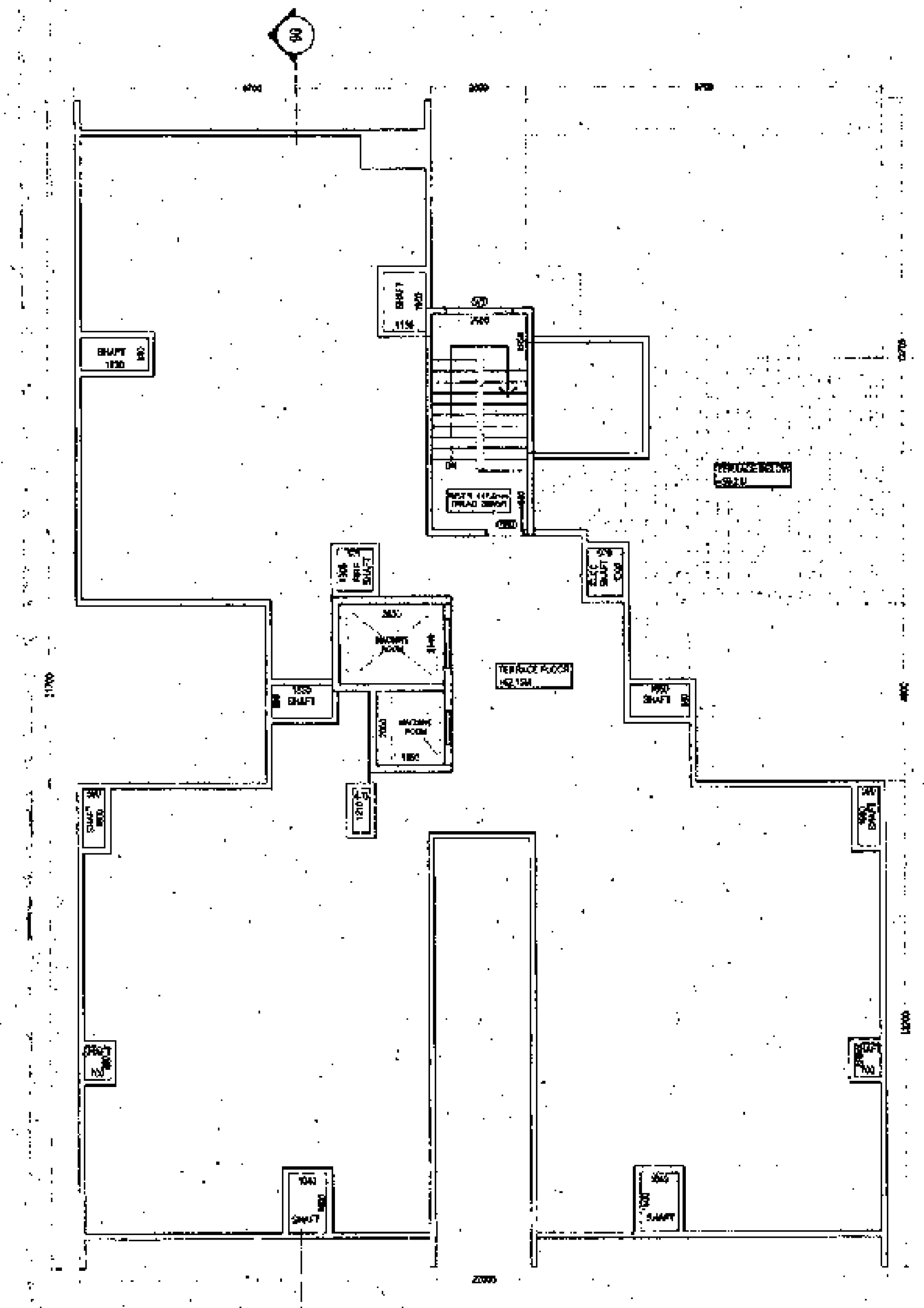
1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13



(5) BLOCK 1. WING 6 - 18TH FLOOR PLAN
SCALE 1:100



(6) BLOCK 1: WING 6 - 20TH FLOOR PLAN
SCALE 1:100



(7) BLOCK 1: WING 6 - TERRACE FLOOR PLAN
SCALE 1:100

BLOCK 1: WING 6 - TOTAL APARTMENT NOS = 82

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

I Conditions:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING**
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF.
2) Sanction is accorded for **Residential use** only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K E R C (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 licence 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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEAA / KSPCB should be taken before issuing of Commencement Certificate
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the site area)
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
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 (NE/E AzAV "AJE(PE) WAvAe AASES: LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 506/2013 dt. 03-05-2014.	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 25-11-2013	
4	SEIAA	SEIAA : 205 : CON : 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 28-08-2013	
6	BESCOM	CE (E)/BMAZ/SE/AEE-4/148/7878-81 dt. 22-02-2014	
7	BSNL	AGM (TP/S-8/2013-14/Vol-24/20 dt @ BG & dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-44/13-14/6687/13-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/31/2013-14/3395/13-14 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0029 dated: 20-05-2014 for the following:-

1.	Licence Fees	: 1,46,00,000.00
2.	Ground Rent	: 74,06,360.00
3.	Betterment Charges	
	a) For Building	: 3,06,024.00
	b) For Site	: 46,16,824.00
4.	Security Deposit	: 1,83,04,800.00
5.	Plan copy & Compound wall charges	: 3,03,800.00
6.	1% Labour Cess for Administrative charges	: 1,97,032.02
	TOTAL	: 4,59,86,321.40
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs 1,95,03,200/- vide D.D No. 226016 dt.20-05-2014,AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 4906/2008 & 29934/2008.

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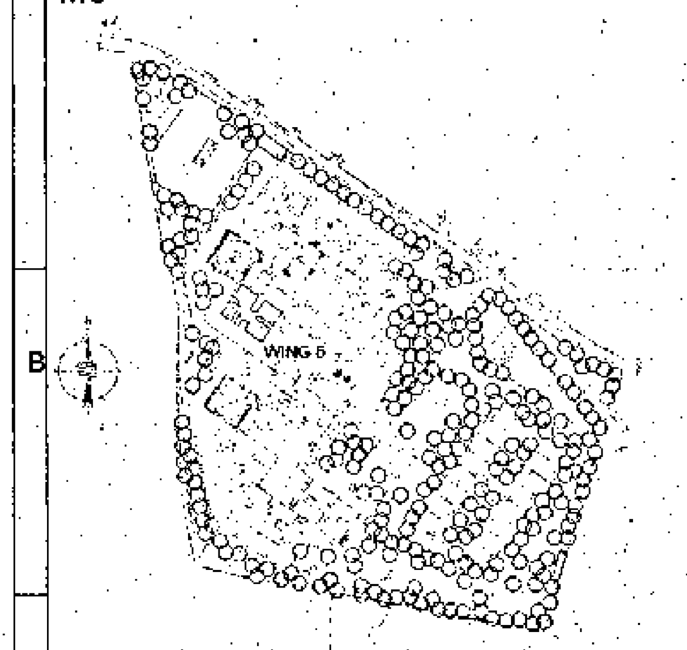
ದಿನಾಂಕ 13/05/2014 ... 28/05/2014 ... 29/05/2014

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1920 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN.......
AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.......
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
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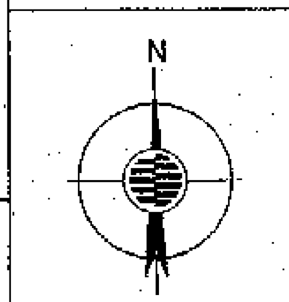
	REV.NO.



JOB TITLE

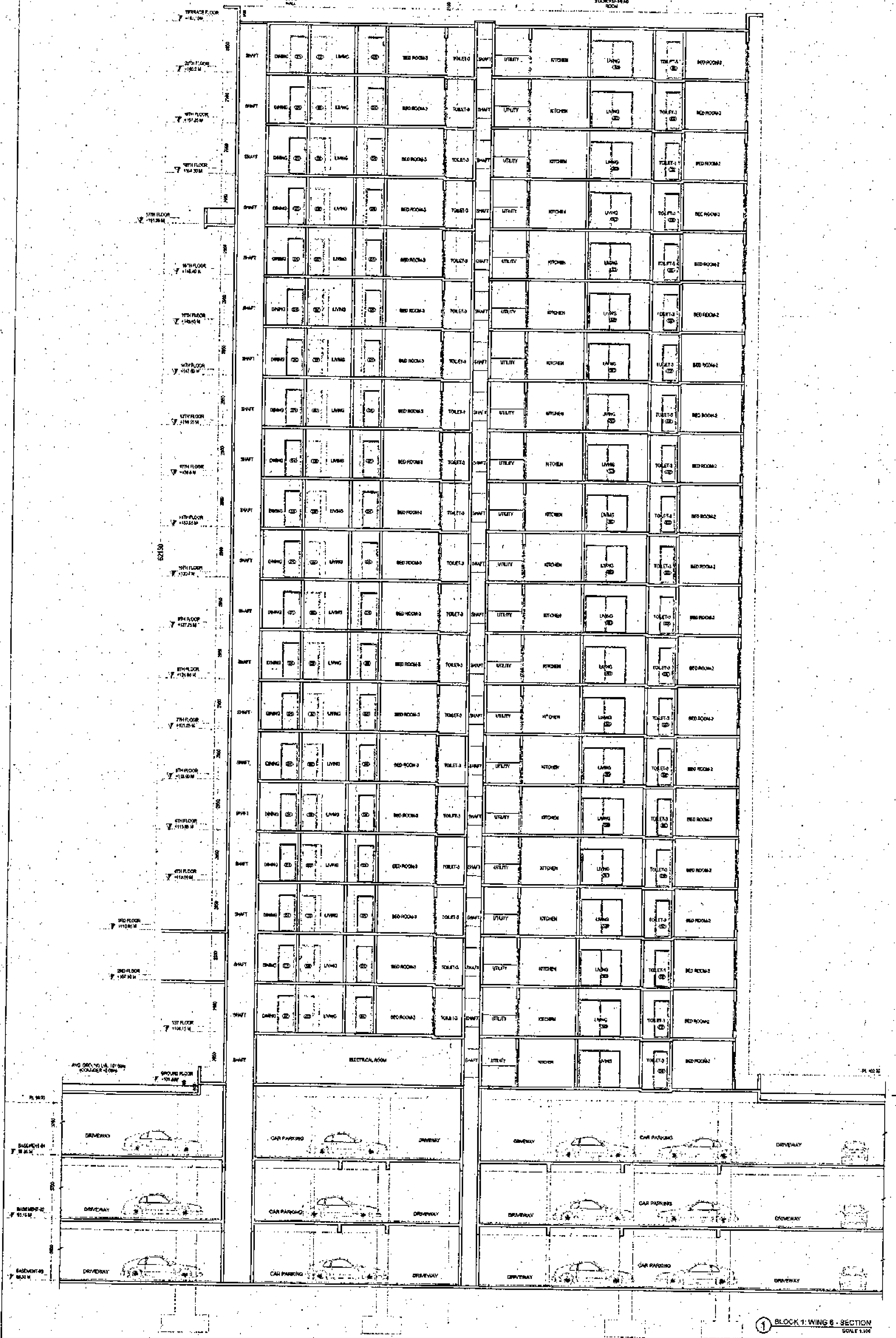
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

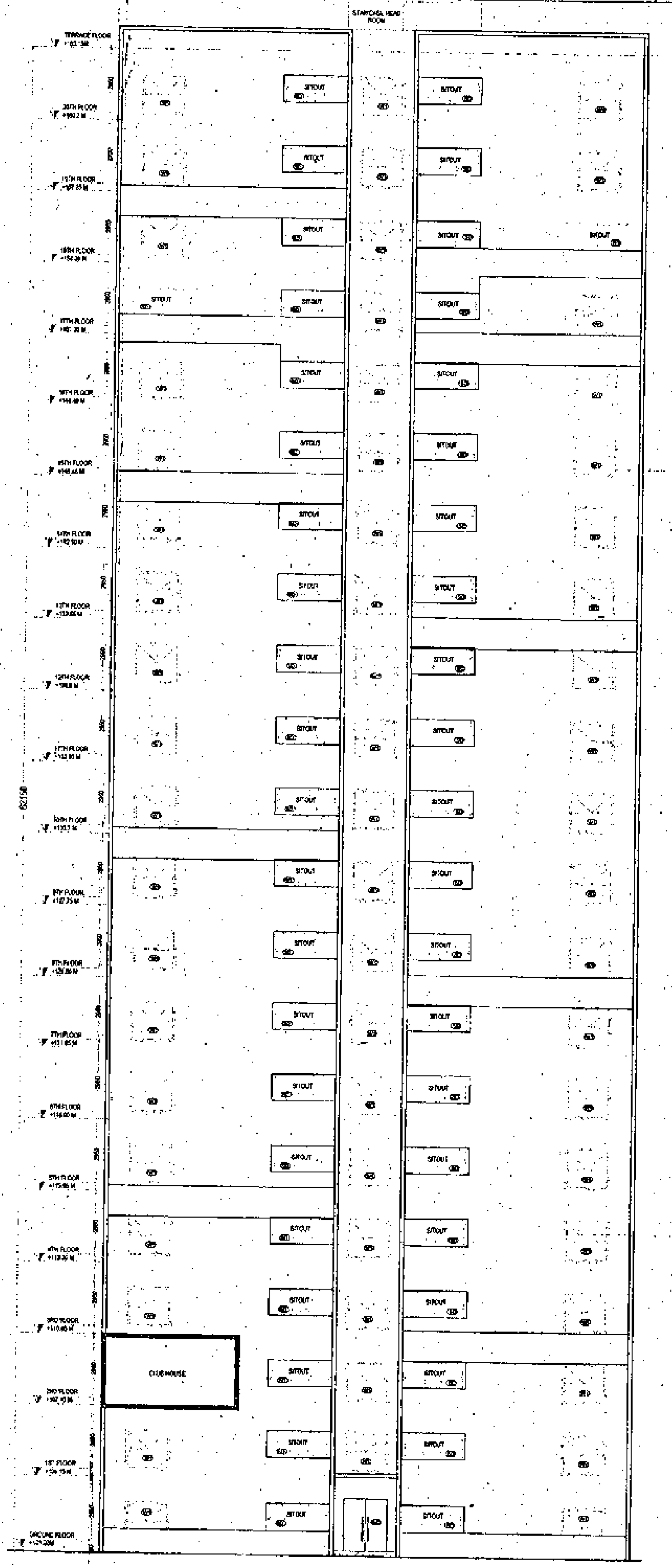
BLOCK -1
WING 6

FLOOR PLANS

SHEET NO. 14



① BLOCK 1: WING 6 - SECTION
SCALE 1:100



② BLOCK 1: WING 6 - ELEVATION
SCALE 1:100

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 08.00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the sital area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 [illegible] 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	GBC (1) 586/2013 dt 01-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	Acknowledgement dt 17-11-2013	
3	KSPCB	Acknowledgement dt 23-11-2013	
4	SEIAA	SEIAA 205 : CON : 2013 dt 03-10-2013	
5	BWSSB	Acknowledgement dt 28-05-2013	
6	BESCOM	CE (E)/BMZ/SE/ABE-4/144/7678-81 dt 22-02-2014	
7	BSNL	AGM (TP)/3-4/2013-14/[illegible] dt 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-49/13-14/[illegible] dt 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/[illegible]/2013-14/3305/13-14 dt 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0029 dated: 20-06-2014 for the following:-

1.	Licence Fees	: 1,44,88,880.00
2.	Ground Rent	74,88,380.00
3.	Betterment Charges	
	a) For Building	: 3,88,024.00
	b) For Site	: 46,16,824.00
4.	Security Deposit	: 1,83,04,806.00
5.	Plan copy & Compound wall charges	: 3,63,800.00
6.	1% Labour Cess for Administrative charges	: 1,07,038.00
	TOTAL	: 4,59,96,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 226016 dt 20-05-2014, AXIS BANK BANGALORE Branch

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 28221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 4806/2006 & 3980/2008.

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[illegible] 13/05/2014 [illegible] 6613/13-14 [illegible] 29/05/2014 [illegible] 29/05/2014 [illegible] 28/05/2016 [illegible]

KEY PLAN
NTS

SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN.....
AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.....
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
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NORTH	PROJECT NO.: 0358
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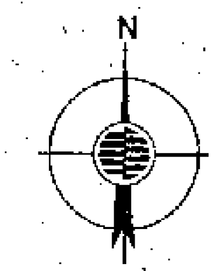
	REV.NO.



JOB TITLE

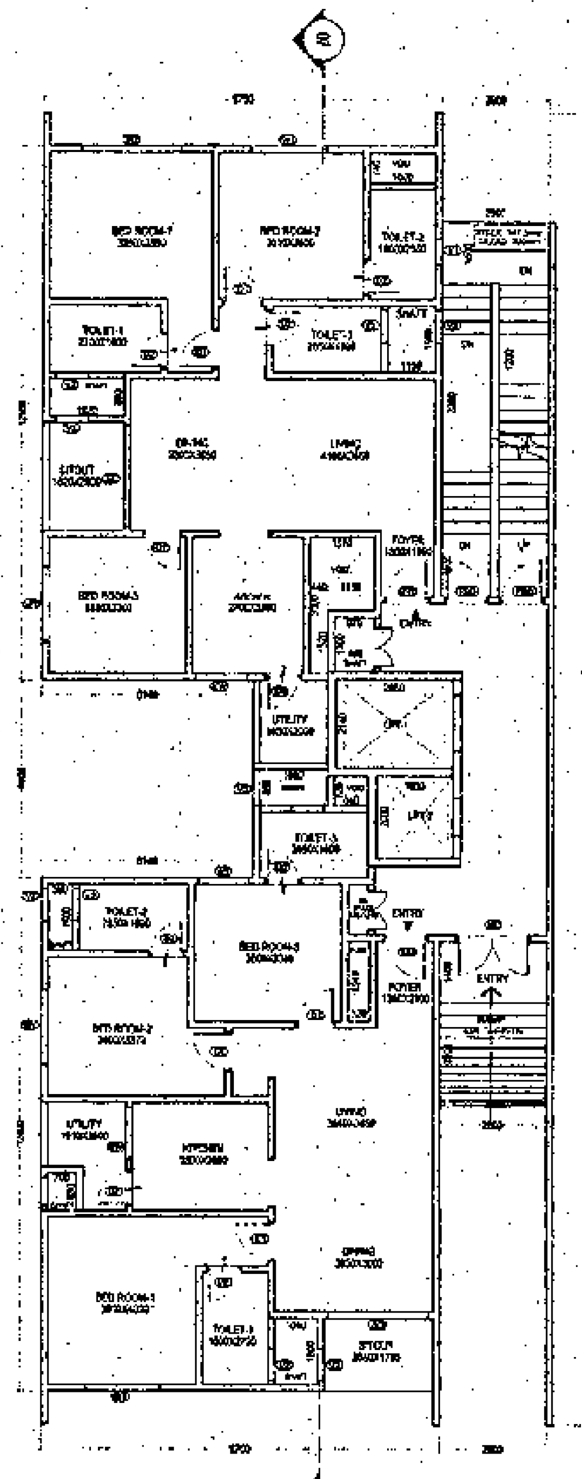
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO..192

DRAWING TITLE

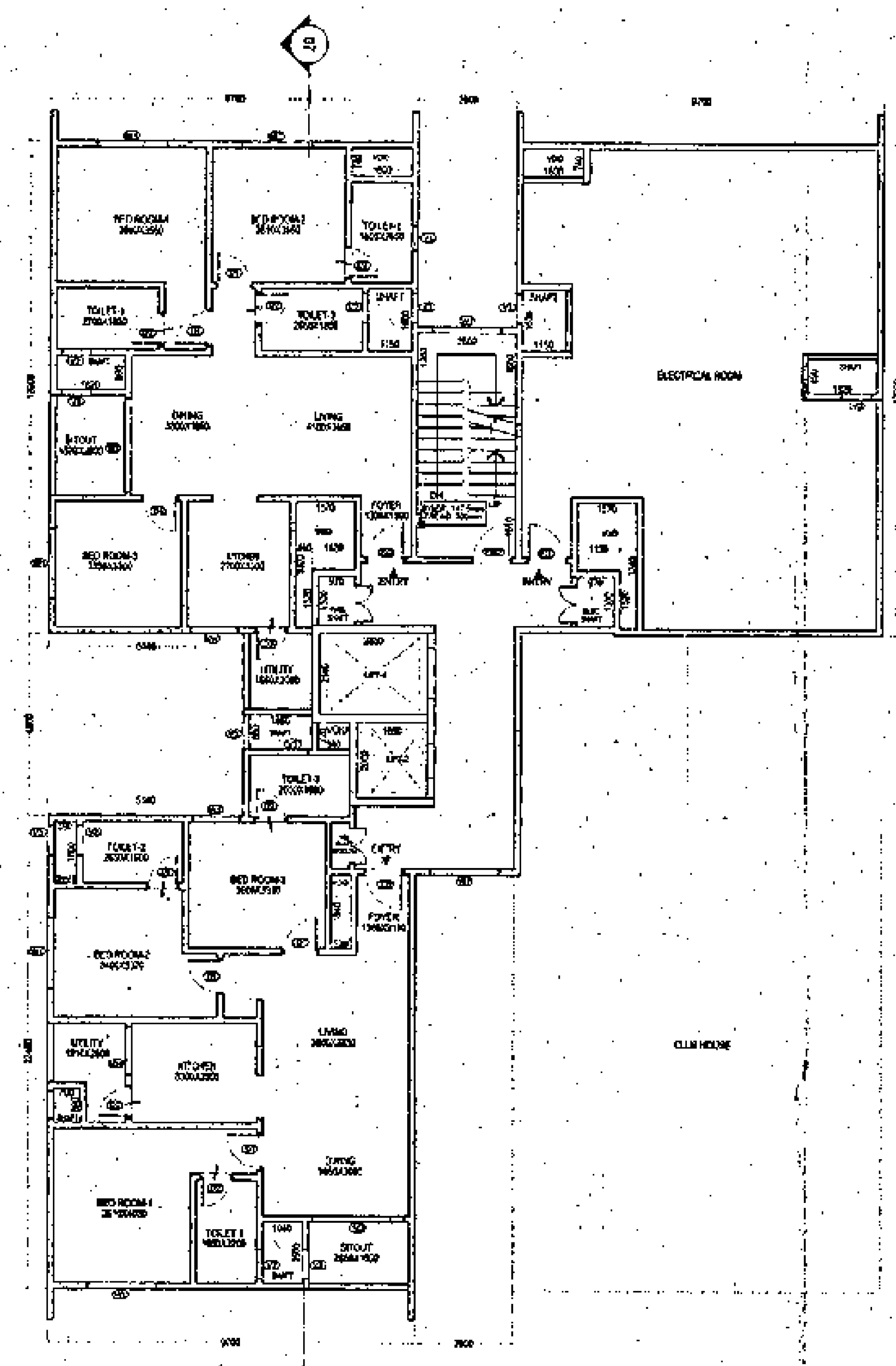
BLOCK -1
WING 6

SECTION ELEVATION

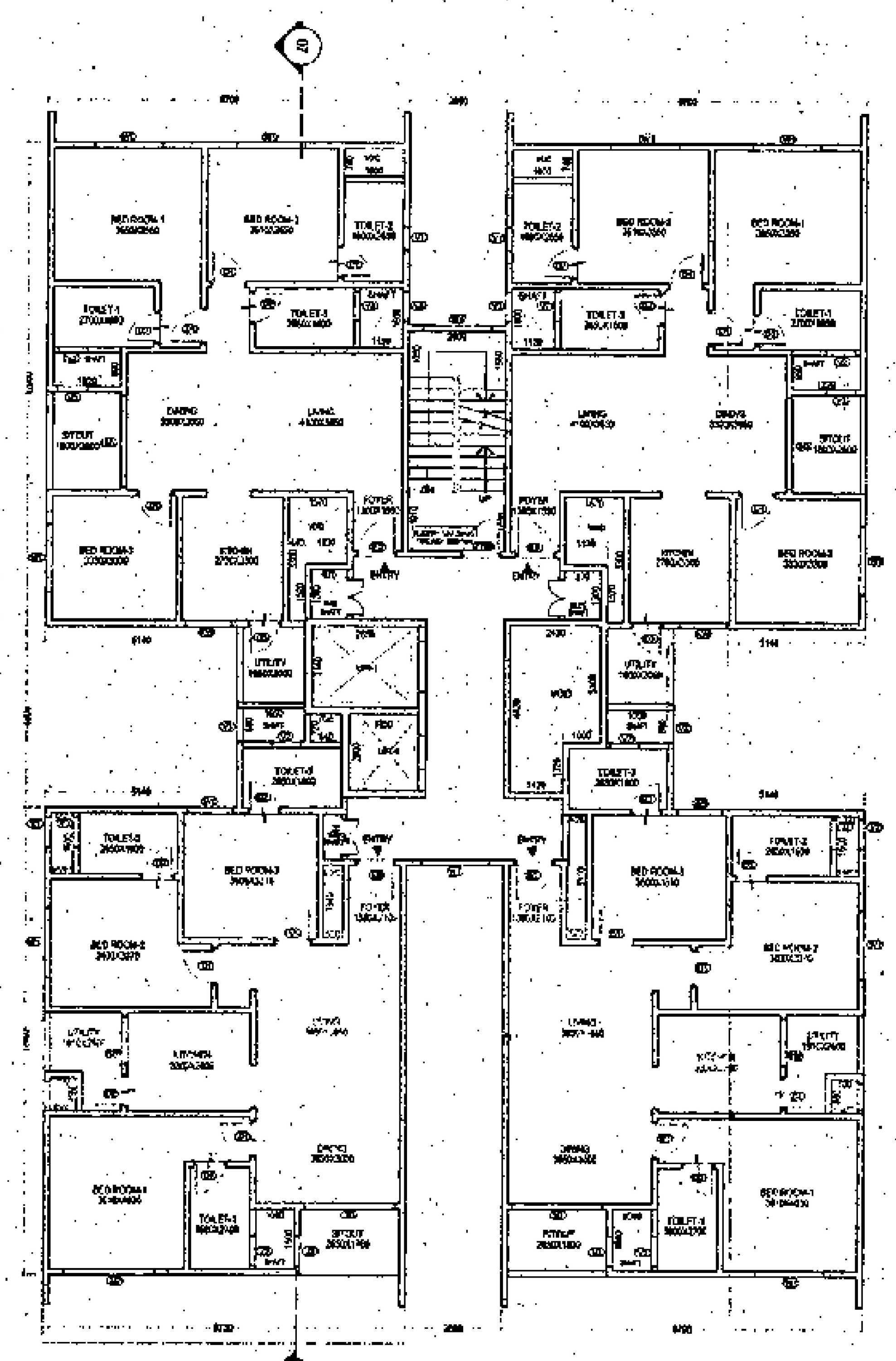
SHEET NO : 15



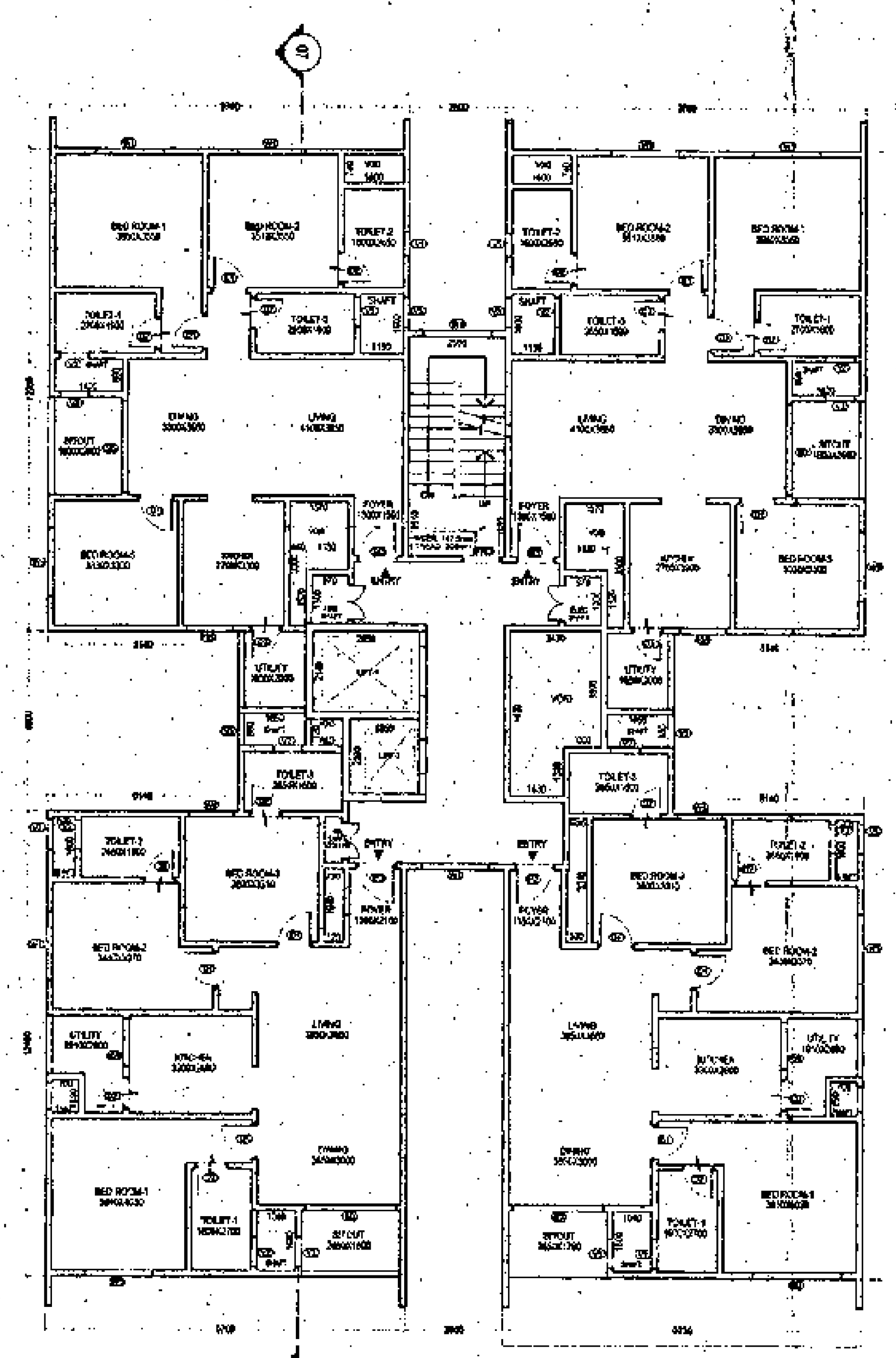
① BLOCK 1: WING 7 - GROUND FLOOR PLAN
SCALE 1:100



② BLOCK 1: WING 7 - 1ST FLOOR PLAN
SCALE 1:100



⑤ BLOCK 1: WING 7 - 18TH FLOOR PLAN
SCALE 1:100



⑥ BLOCK 1: WING 7 - 19TH FLOOR PLAN
SCALE 1:100

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

I Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the shaft area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trails in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (PE/E.A:AY "A/E/PE) VAvAm .AASCE: LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 566/2013 dt: 03-06-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	KSPCB	Acknowledgement dt: 23-11-2013	
4	SEIAA	SEIAA: 205, CON, 2013 dt: 03-10-2013	
5	BWSSB	Acknowledgement dt: 26-08-2013	
6	BESCOM	CE: EW/AEE/EE/AEE-4/14807/78-81 dt: 22-02-2014	
7	BSNL	AGM (TP) S 8/2013-14/583 24/20 dt @ BG-8 dt: 07-11-2013	
8	Development Plan approved from BDA	BDA/TPM/DLP-04/13-14/6687/13-14 dt: 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/01/2013-14/2385/13-14 dt: 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUTH/1/2014-15/May/0029 dated: 20-05-2014 for the following:-

1.	Licence Fees	: 1,45,95,650.00
2.	Ground Rent	: 74,86,380.00
3.	Betterment Charges	
	a) For Building	: 3,88,024.00
	b) For Site	: 46,16,824.00
4.	Security Deposit	: 1,83,04,600.00
5.	Plan copy & Compound wall charges	: 3,03,800.00
6.	1% Labour Cess for Administrative charges	: 1,97,002.00
	TOTAL	: 4,60,96,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

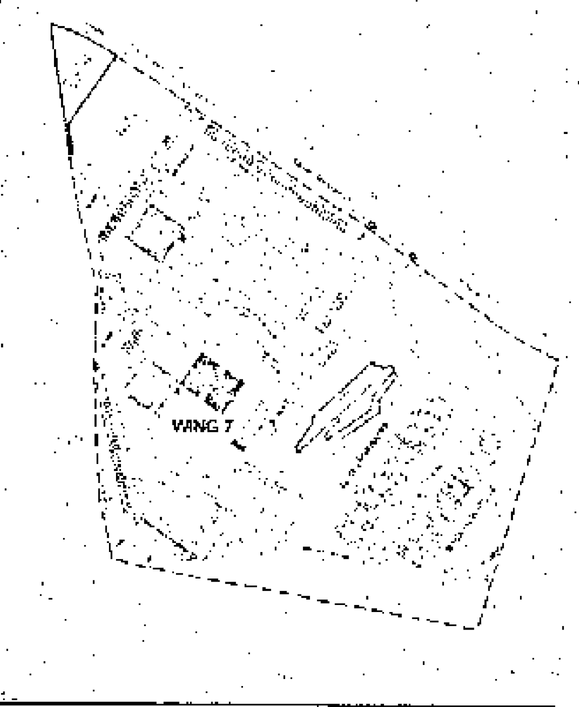
7. Labour Cess Rs 1,95,06,200/- vide D.D No. 226016 dt:20-05-2014,AXIS BANK BANGALORE Branch

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P No. 25721/2010 (LB-BMP). however this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of scrutiny fee for sanction of this plans is subject to result of W.P. No. 4008/2008 & 2993/2008

ಮೂಲ ಪ್ರತಿ

ಈ ನಕ್ಷೆ ... ದಿನಾಂಕ 13/05/2016 ... ದಿನಾಂಕ 0617/13-14 ... ದಿನಾಂಕ 28/05/2016 ... ದಿನಾಂಕ 20/05/2016 ... 28/05/2016 ...

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1880	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN...

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

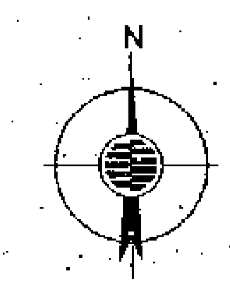
ARCHITECTS SIGNATURE

SIGN...
(GEETHA K NAIR)
BCC/BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 16
	REV.NO.



JOB TITLE

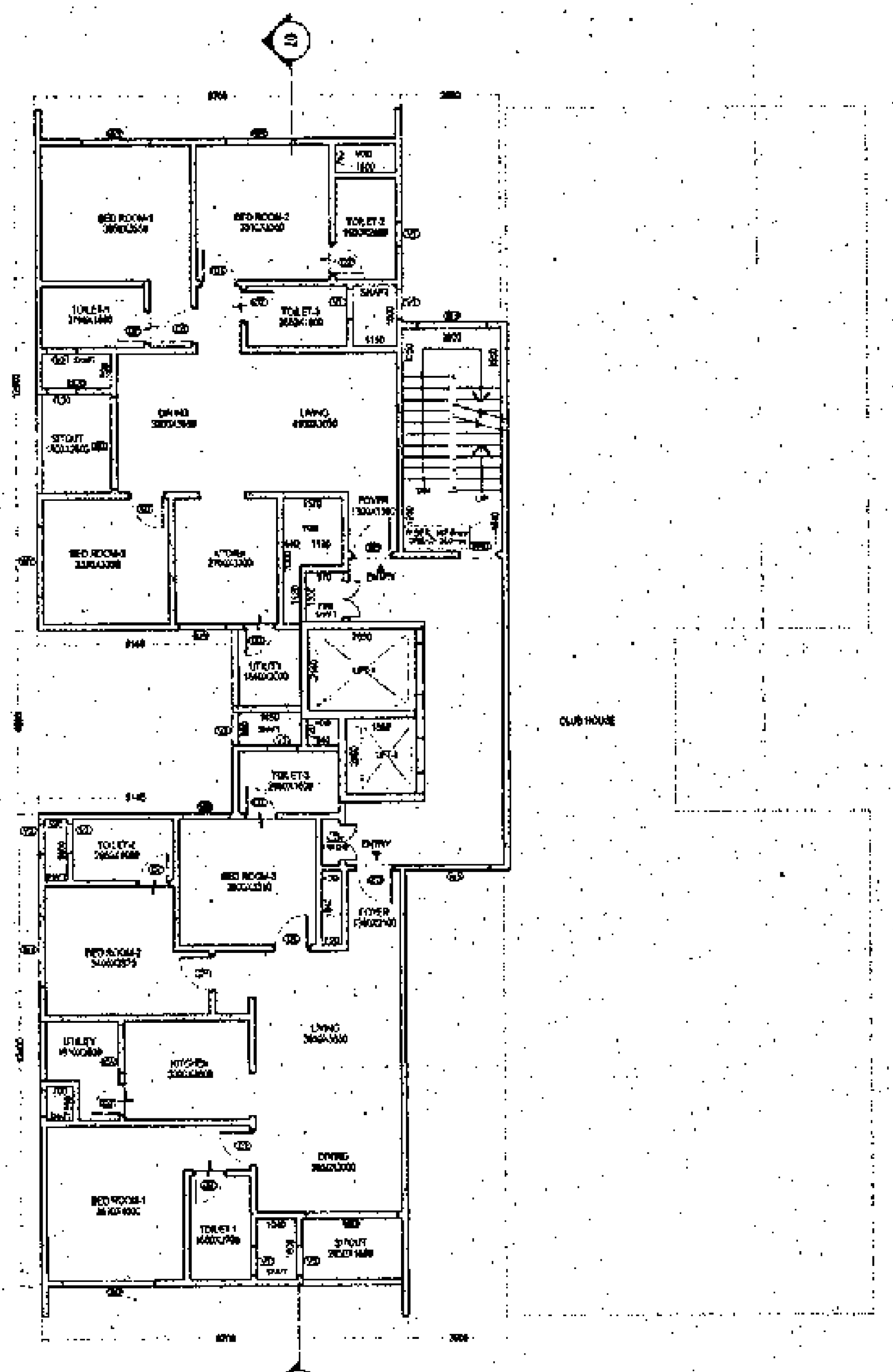
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

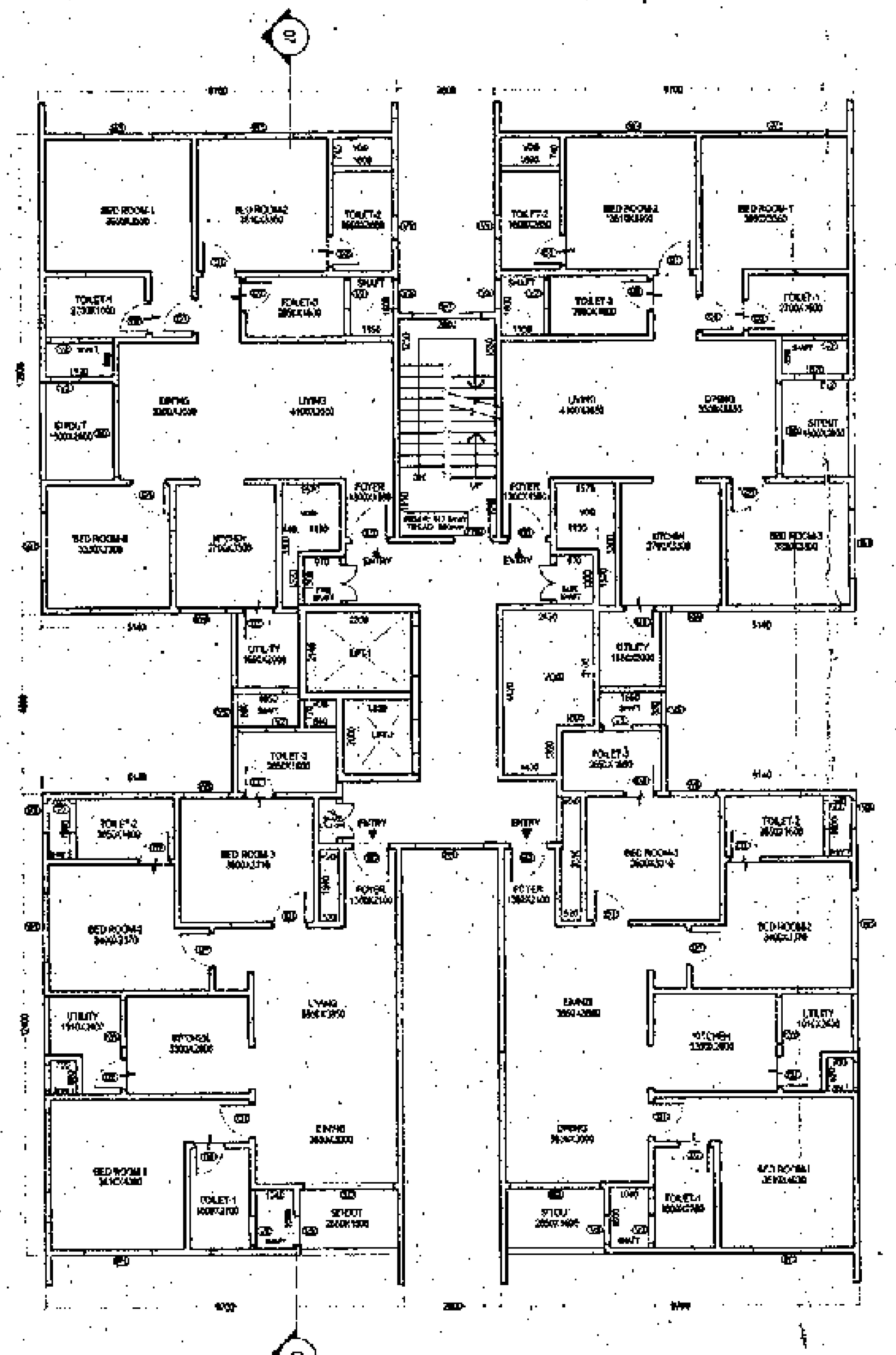
BLOCK -1
WING 7

FLOOR PLANS

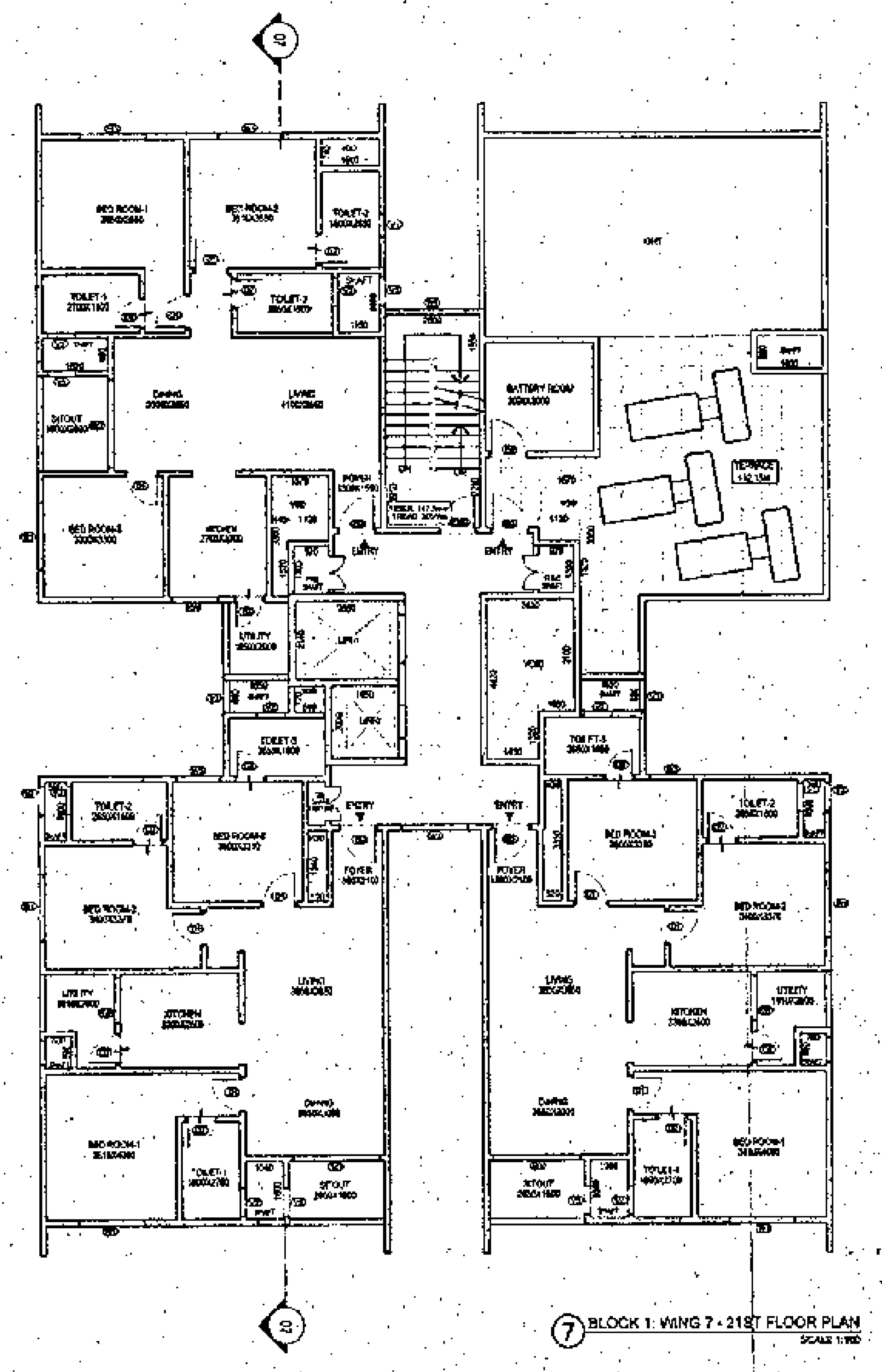
SHEET NO : 16



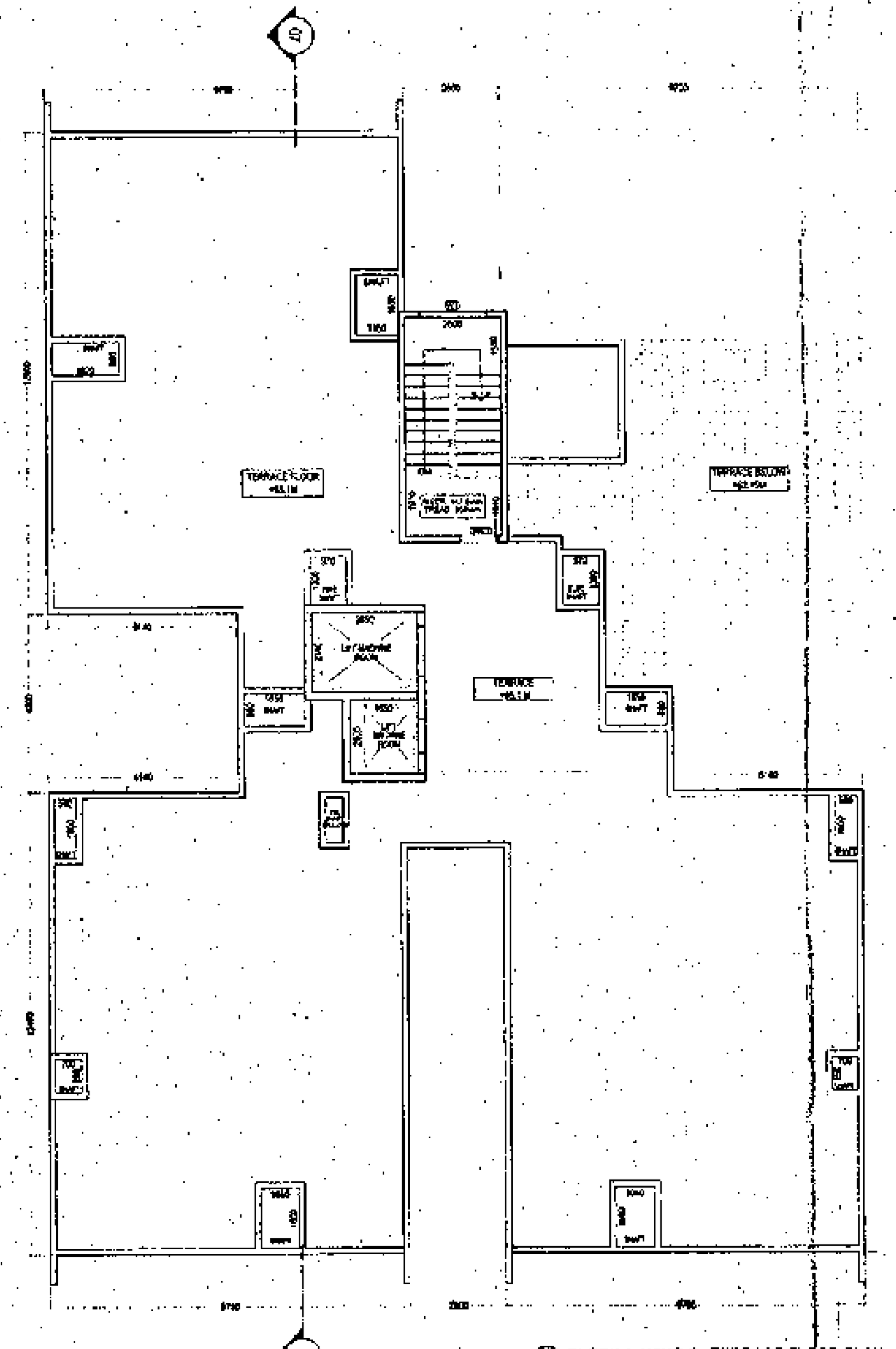
(3) BLOCK 1: WING 7 - 2ND, 3RD, 4TH FLOOR PLAN
SCALE 1:100



(4) BLOCK 1: WING 7 - 5TH - 17TH, 20TH FLOOR PLAN
SCALE 1:100



(7) BLOCK 1: WING 7 - 21ST FLOOR PLAN
SCALE 1:100



(8) BLOCK 1: WING 7 - TERRACE FLOOR PLAN
SCALE 1:100

BLOCK 1: WING 7 - TOTAL APARTMENT NOS = 77

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING**:
a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the sital area).
36) The owner / Association of high-rise 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.
37) The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) 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.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (ILE/E.A/V *A/E/PE) LA/AE ASSEA LD/SMLET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 568/2013 dt: 03-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	KSPCB	Acknowledgement dt: 25-11-2013	
4	SEIAA	SEIAA : 206 . CON : 2013 dt: 09-10-2013	
5	BWSSB	Acknowledgement dt: 26-06-2013	
6	BESCOM	CE (E)/BMZ/BE/AEE 4/348/7978-81 dt: 22-02-2014	
7	BSNL	AGM (TP/3-6/2015 [illegible] dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DL P-44/13-14/5847/13-14 dt: 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/01/2013-14/3385/13-14 dt: 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-14/May/0029 dated: 20-05-2014 for the following:-

1.	Licence Fees	: 1,40,98,660.00
2.	Ground Rent	: 74,88,352.00
3.	Betterment Charges	
	a) For Building	: 5,89,604.00
	b) For Site	: 48,15,624.00
4.	Security Deposit	: 1,83,04,600.00
5.	Plan copy & Compound wall charges	: 3,03,800.00
6.	1% Labour Cess for Administrative charges	: 1,97,037.00
	TOTAL	: 4,64,59,331.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

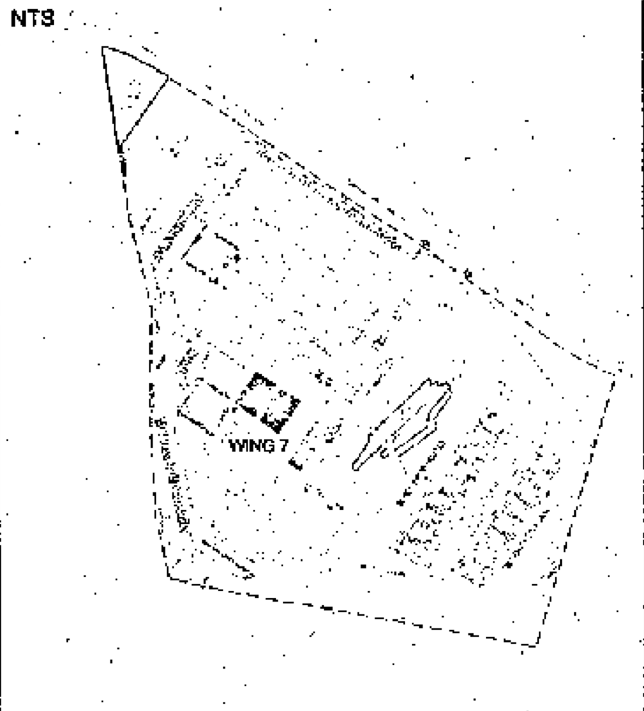
7. Labour Cess Rs. 1,95,05,200/- vide D.D No. 238016 dt:20-05-2014 AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such costs in future, based on the outcome of the final court orders.
2) Payment of Scrutiny fee for sanction of this plans is subject to result of W.P. No. 4906/2008 & 2993/2008.

ಮಂಜೂರಾತಿ ಪ್ರತಿ :

ಈ ಮಂಜೂರಾತಿಯನ್ನು ... ದಿನಾಂಕ 13/05/2014 ... ದಿನಾಂಕ 0617/13-14 ದಿನಾಂಕ 29/05/2014 ... ದಿನಾಂಕ 29/05/2014 ... 28/05/2014 ...

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1900 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	650 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 x 1730	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1660	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN.....H.R. Chandra.......

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.......
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 17
	REV.NO.

JOB TITLE

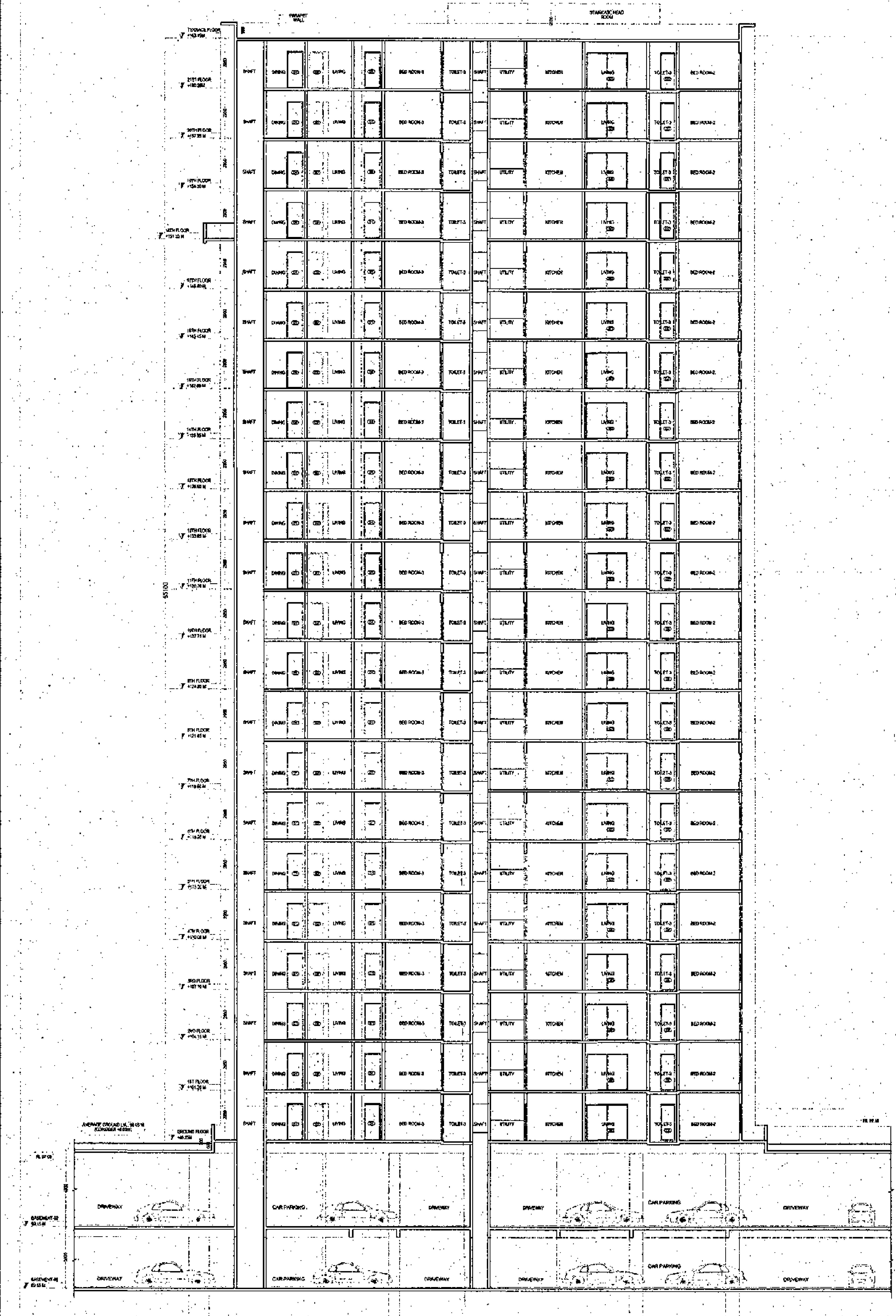
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

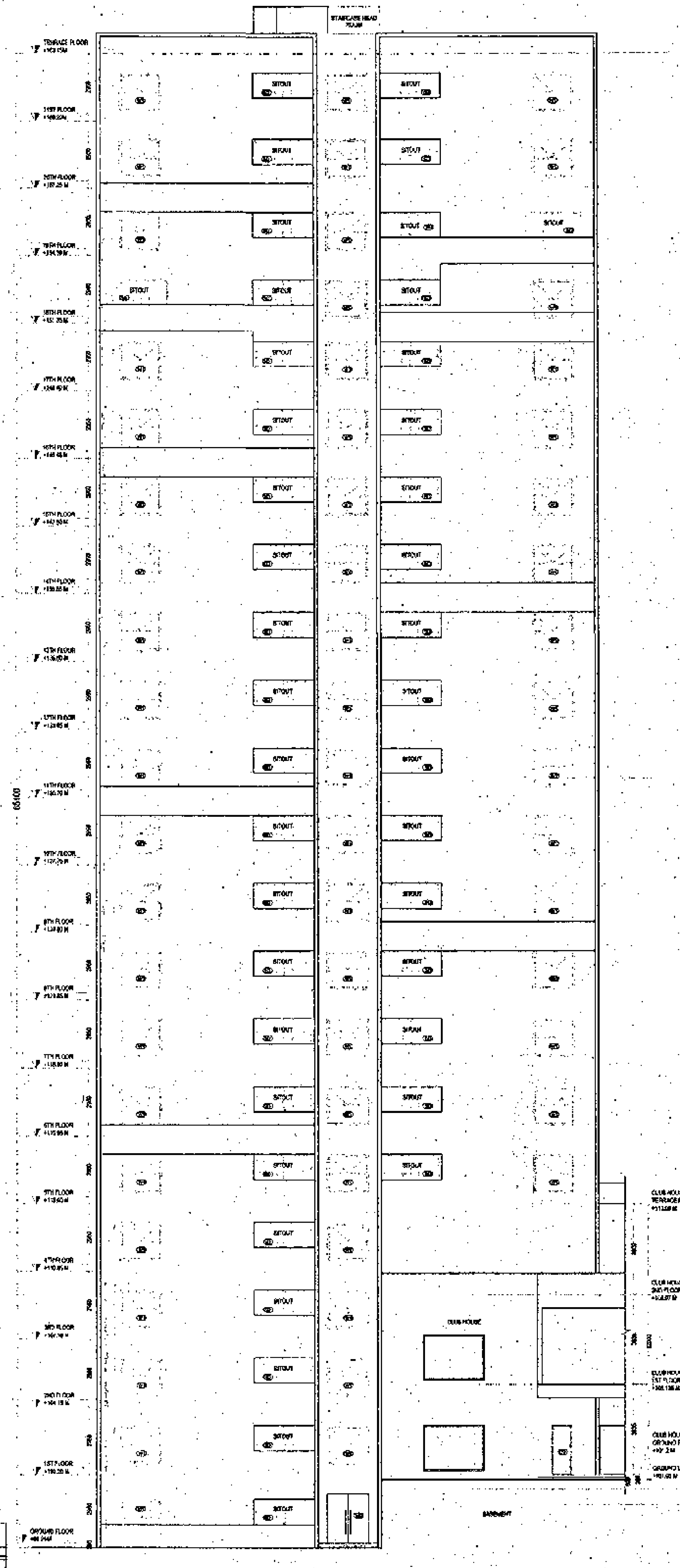
BLOCK -1
WING 7

FLOOR PLANS

SHEET NO : 17



① BLOCK 1: WING 7 - SECTION
SCALE 1:100



② BLOCK 1: WING 7 - ELEVATION
SCALE 1:100

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING**:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) The owner / Association of high-rise 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.
37) The Owner / Association of the high-rise building shall get the building inspected by empowered 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 the Fire Force Department every year.
38) The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) 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.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (CE-E.A2 ...(E/PE) MAyA.e. AASE3, LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 566/2013 dt. 03-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	KSPCB	Acknowledgement dt: 23-11-2013	
4	SEIAA	SEIAA .205 CON . 2013 dt 30-10-2013	
5	BWSSB	Acknowledgement dt: 28-06-2013	
6	BESCOM	CC (E)/BMZ/SE/AEE-4/14679/14-61 dt. 22-02-2014	
7	BSNL	AGM (TPS-6/2013-14/AN-24/20 dt @ BG-8 dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TP/ACLP-44/13-14/688/15-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TP/ACLU/01/2013-14/2045/13-14 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TPU/D1PSU1/01/2014-15/May/0029 dated: 29-05-2014 for the following:-

1.	License Fees	: 1,48,98,660.00
2.	Ground Rent	: 74,66,380.00
3.	Betterment Charges	
	a) For Building	: 3,68,474.00
	b) For Site	: 46,16,024.00
4.	Security Deposit	: 1,83,04,900.00
5.	Plan copy & Compound wall charges	: 3,03,600.00
6.	1% Labour Cess for Administrative charges	: 1,97,008.00
	TOTAL	: 4,61,96,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,96,08,200/- vide D.D No. 296016 dt.20-06-2014,AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future based on the outcome of the final court orders.
2) Payment of scrutiny fee for sanction of this plan is subject to result of W.P. No. 4900/2008 & 2993/2008.

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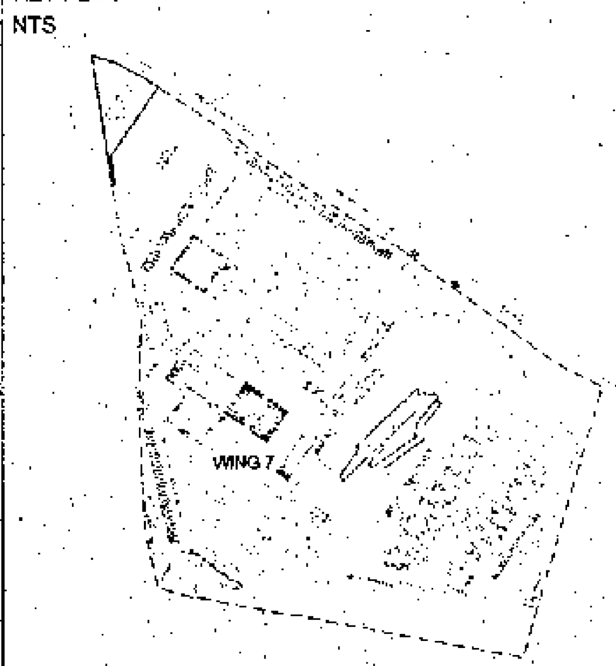
KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN ...H.R. Chandrashekar...
AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

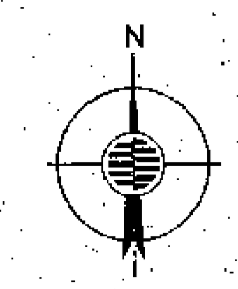
ARCHITECTS SIGNATURE

SIGN........
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE :28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 18
	REV.NO.



JOB TITLE

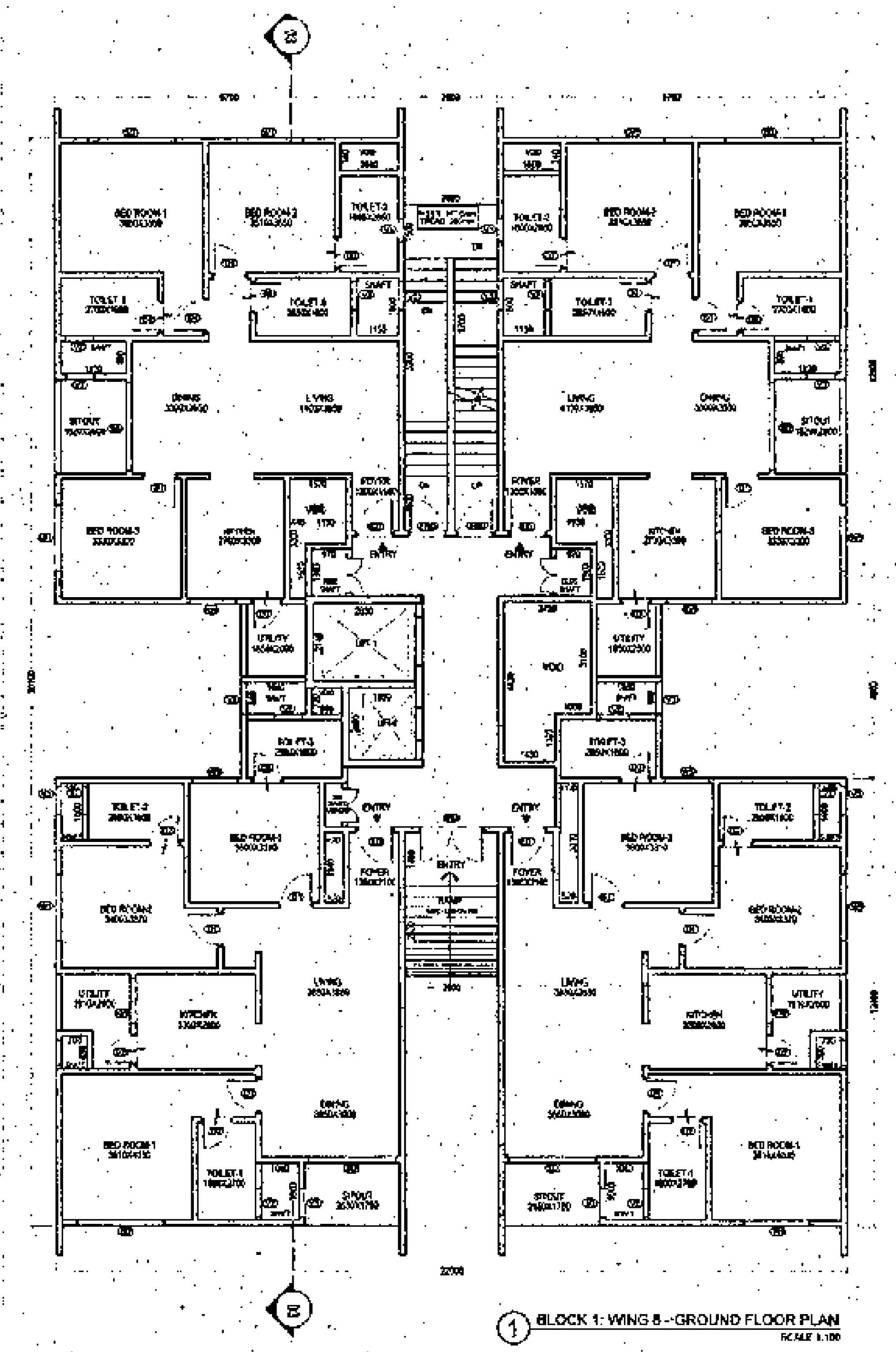
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

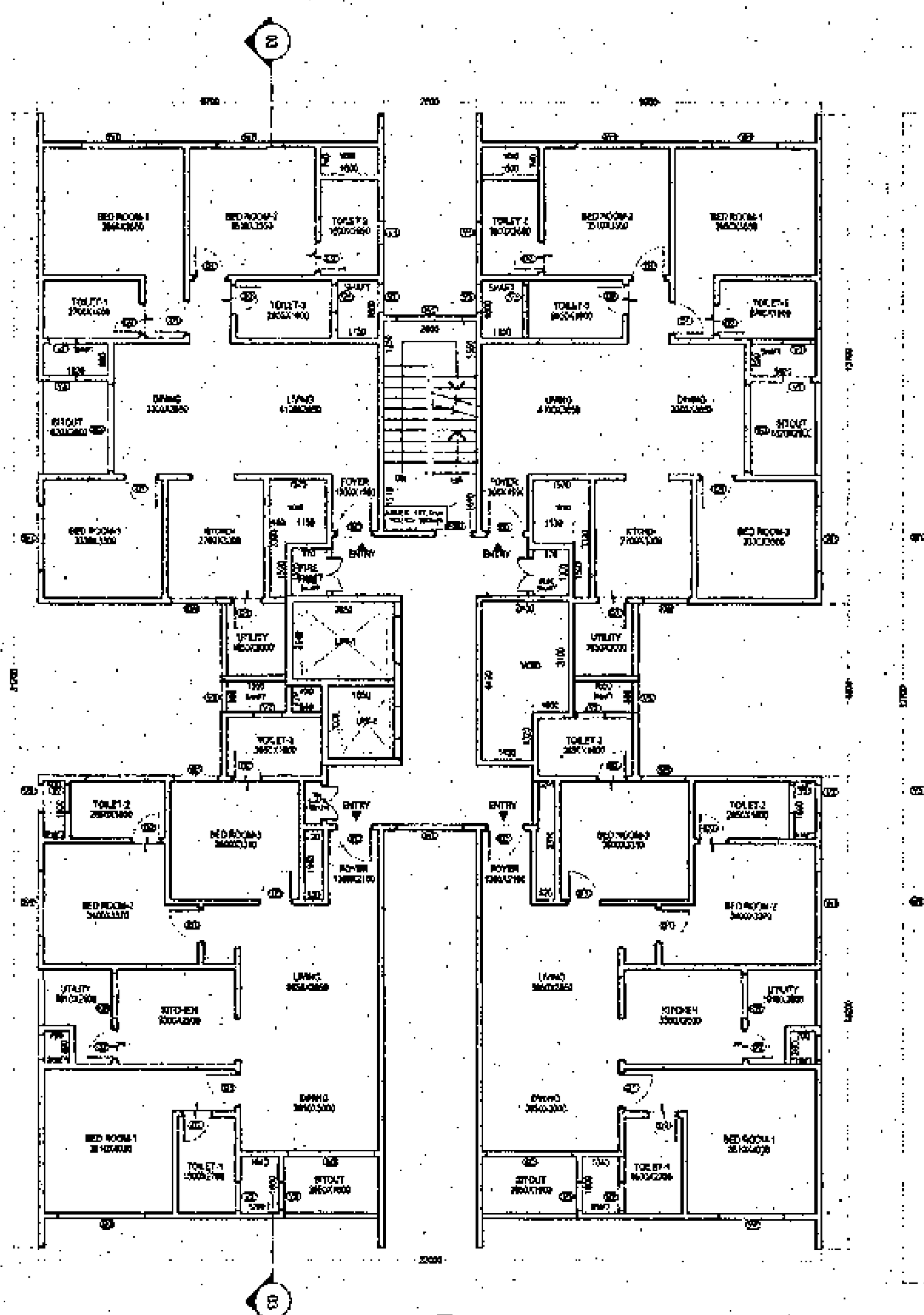
BLOCK -1
WING 7

SECTION ELEVATION

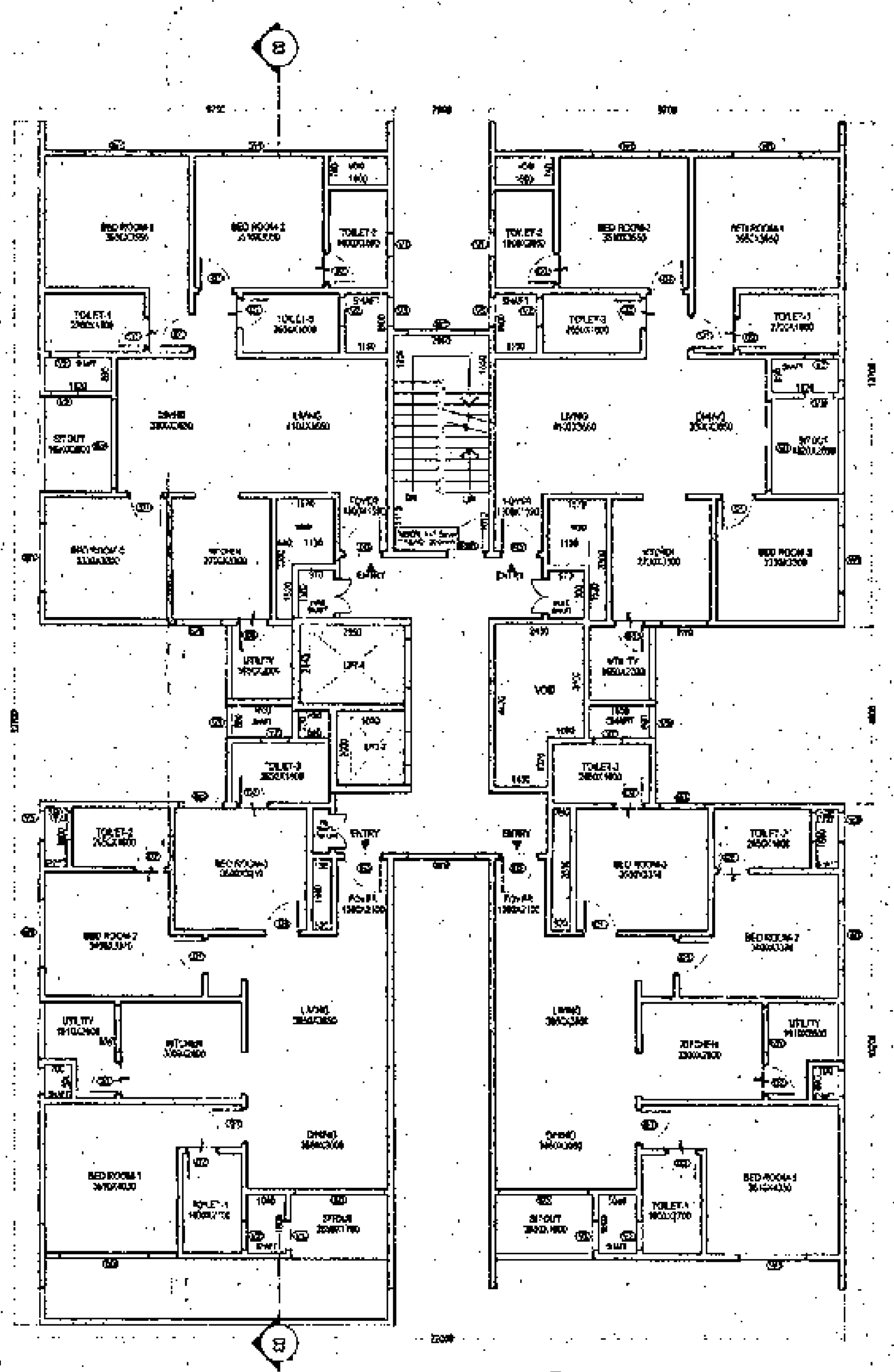
SHEET NO : 18



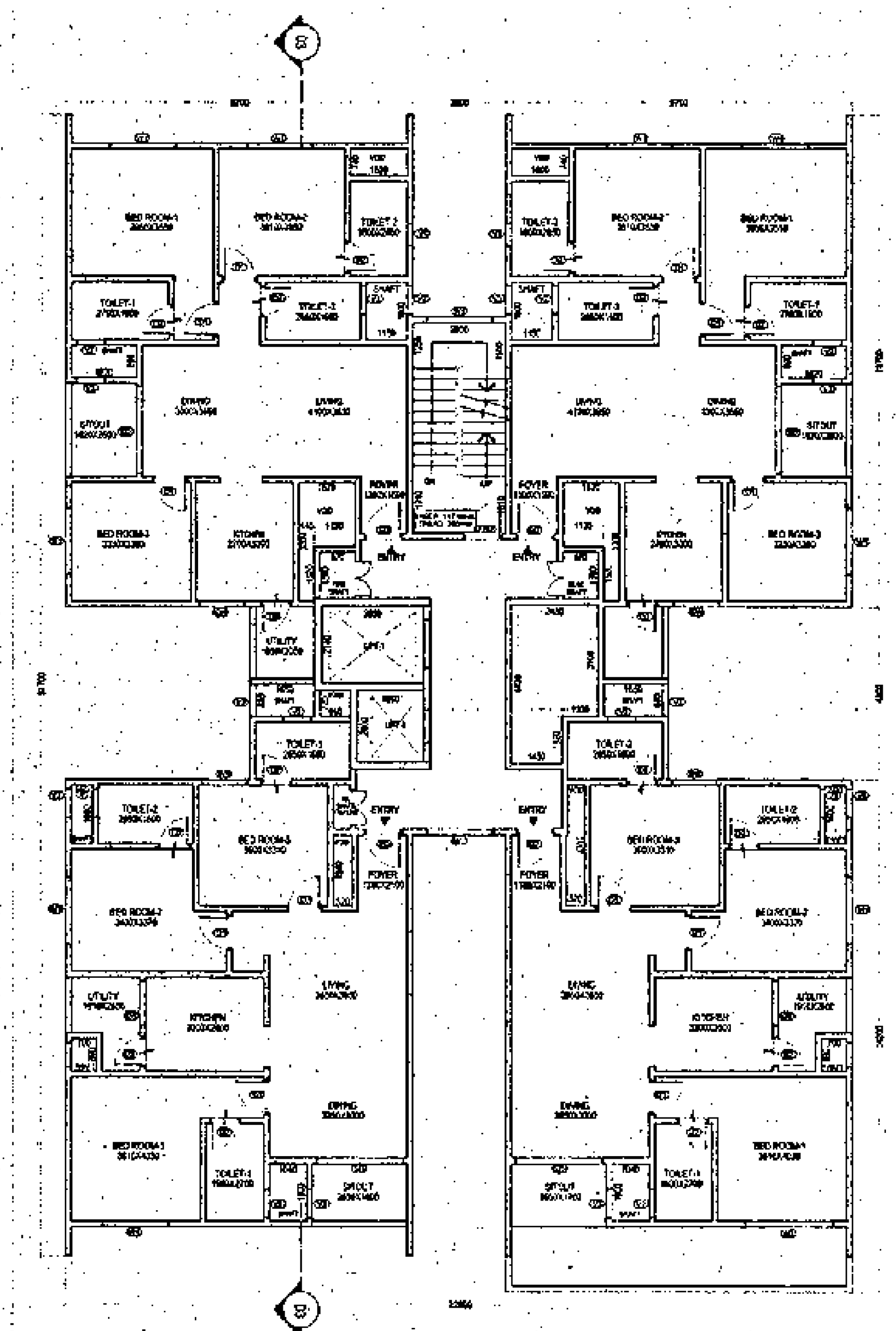
① BLOCK 1: WING 8 - GROUND FLOOR PLAN
SCALE 1:100



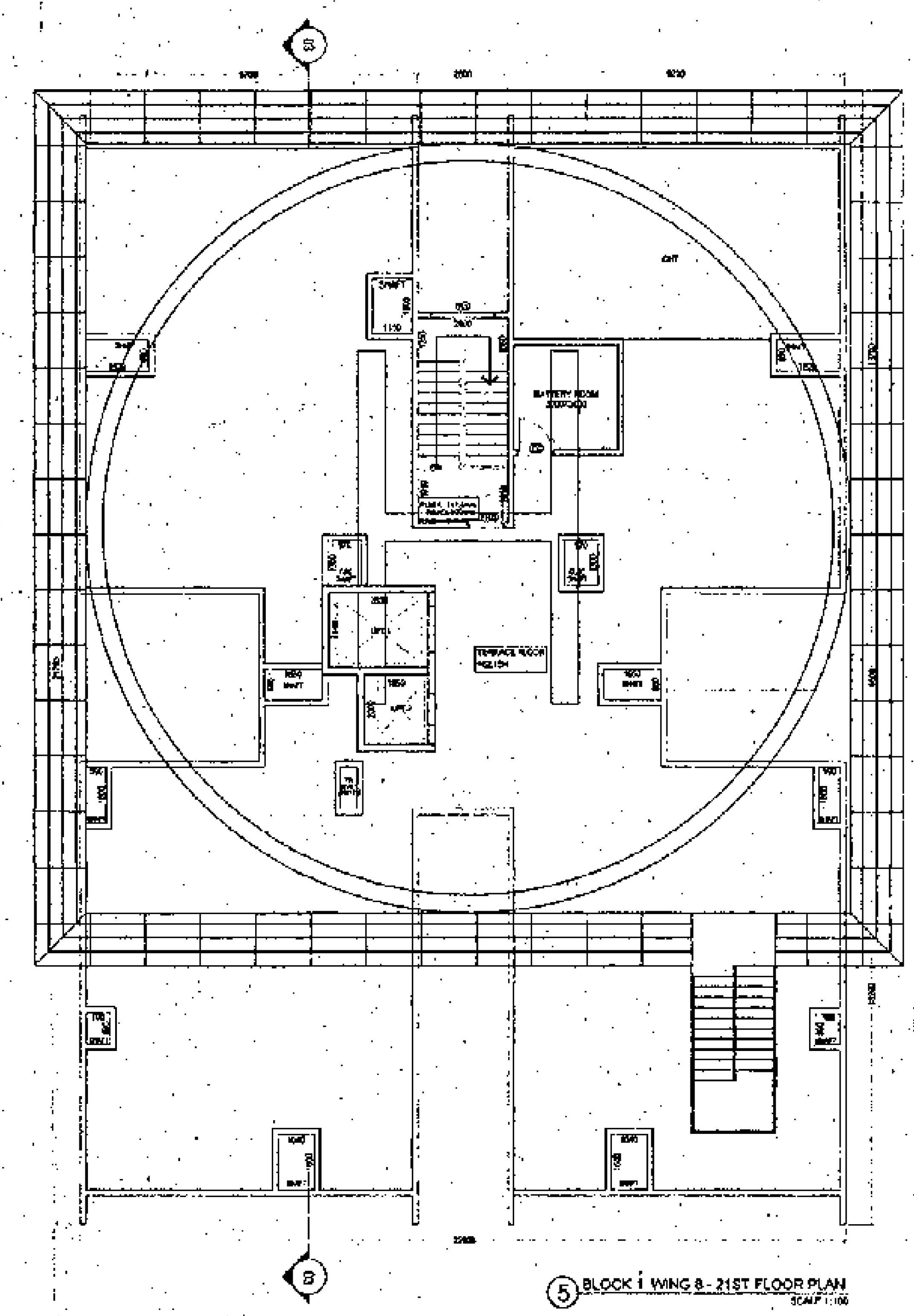
② BLOCK 1: WING 8 - 1ST - 17TH, 20TH FLOOR PLAN
SCALE 1:100



③ BLOCK 1: WING 8 - 18TH FLOOR PLAN
SCALE 1:100



④ BLOCK 1: WING 8 - 19TH FLOOR PLAN
SCALE 1:100



⑤ BLOCK 1 WING 8 - 21ST FLOOR PLAN
SCALE 1:100

BLOCK 1: WING 8 - TOTAL APARTMRNT NOS = 84

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 [illegible] LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC(1)/306/2013 dt. 03-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 2[illegible]-11-2013	
4	SEIAA	SEIAA : 306 : CON : 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 26-08-2013	
6	BESCOM	CE (E)/[illegible]/SE/AEE-4/[illegible]/7979-81 dt. 27-02-2014	
7	BSNL	ASM (TP)/S-6/2013-14/[illegible] dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-44/13-14/6327/13-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/[illegible]/2013-14/[illegible] dt. 29-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/[illegible]/0426 dated: 20-06-2014 for the following:-

1. Licence Fees : 1,46,06,650.00
2. Ground Rent : 74,66,390.00
3. Betterment Charges
   a) For Building : 3,68,024.00
   b) For Site : 45,16,624.00
4. Security Deposit : 1,83,04,800.00
5. Plan copy & Compound wall charges : 3,03,480.00
6. 1% Labour Cess for Administrative charges : 1,07,032.00

TOTAL : 4,56,56,331.00
SAY Rs. 4,56,00,000/-
(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,05,06,200/- vide D.D No. 226015 dt.20-06-2014 AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 25721/2010 (LB-BMP), however this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of the plans is subject to result of W.P. No. 4906/2008 & 2993/2008.

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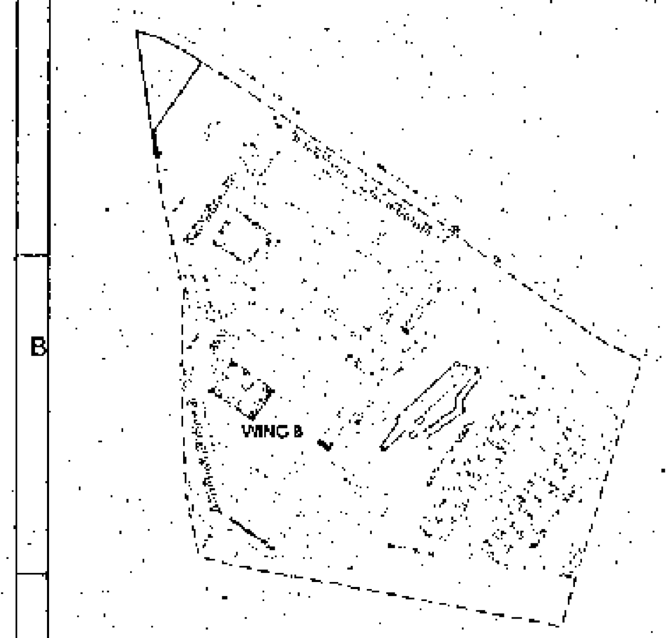
KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN.......H.R. Chandrashekar.......

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

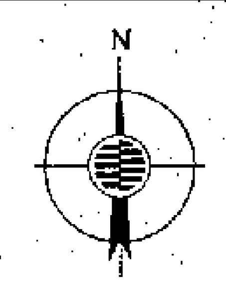
ARCHITECTS SIGNATURE

SIGN.......
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 19
	REV.NO.



JOB TITLE

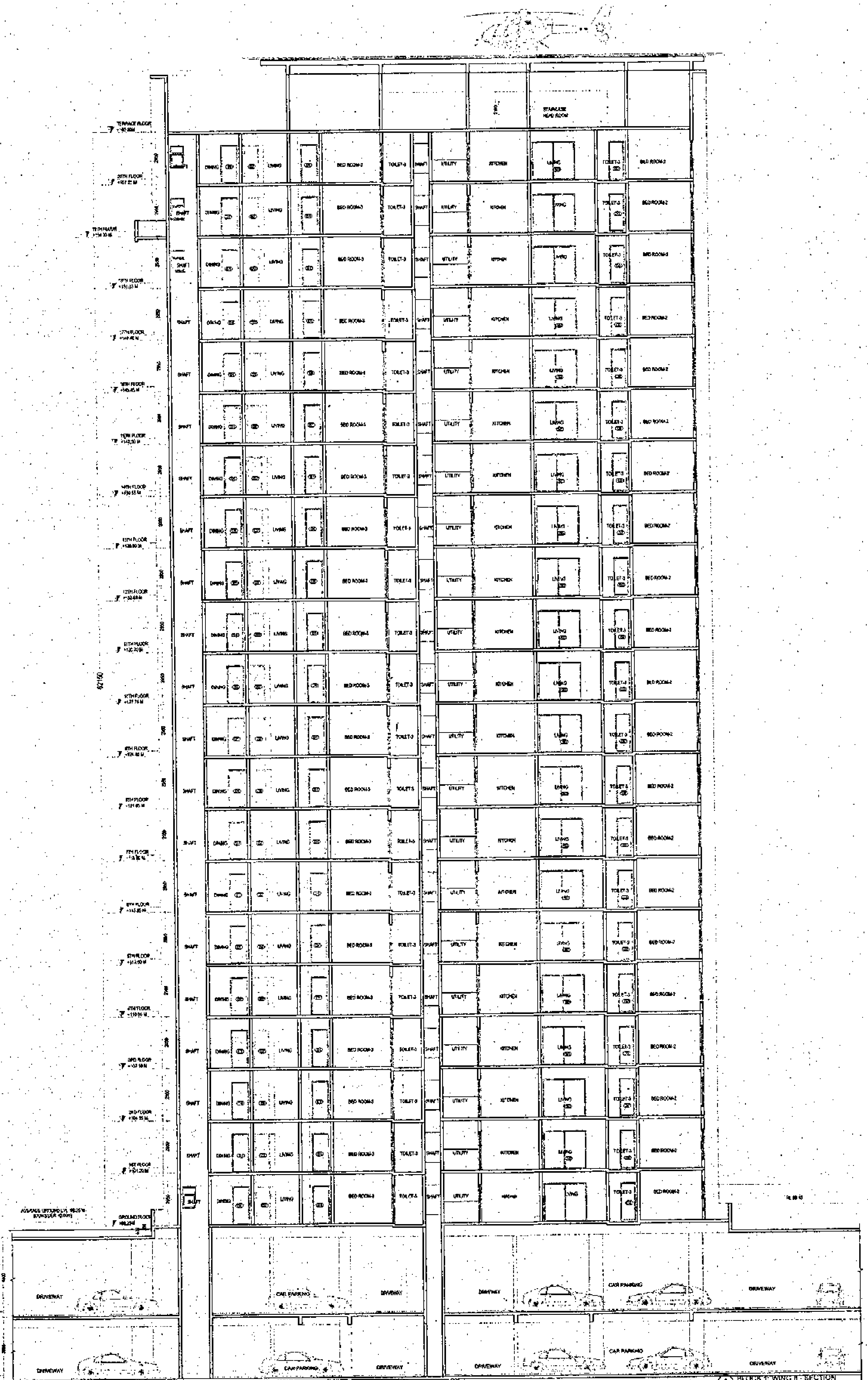
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

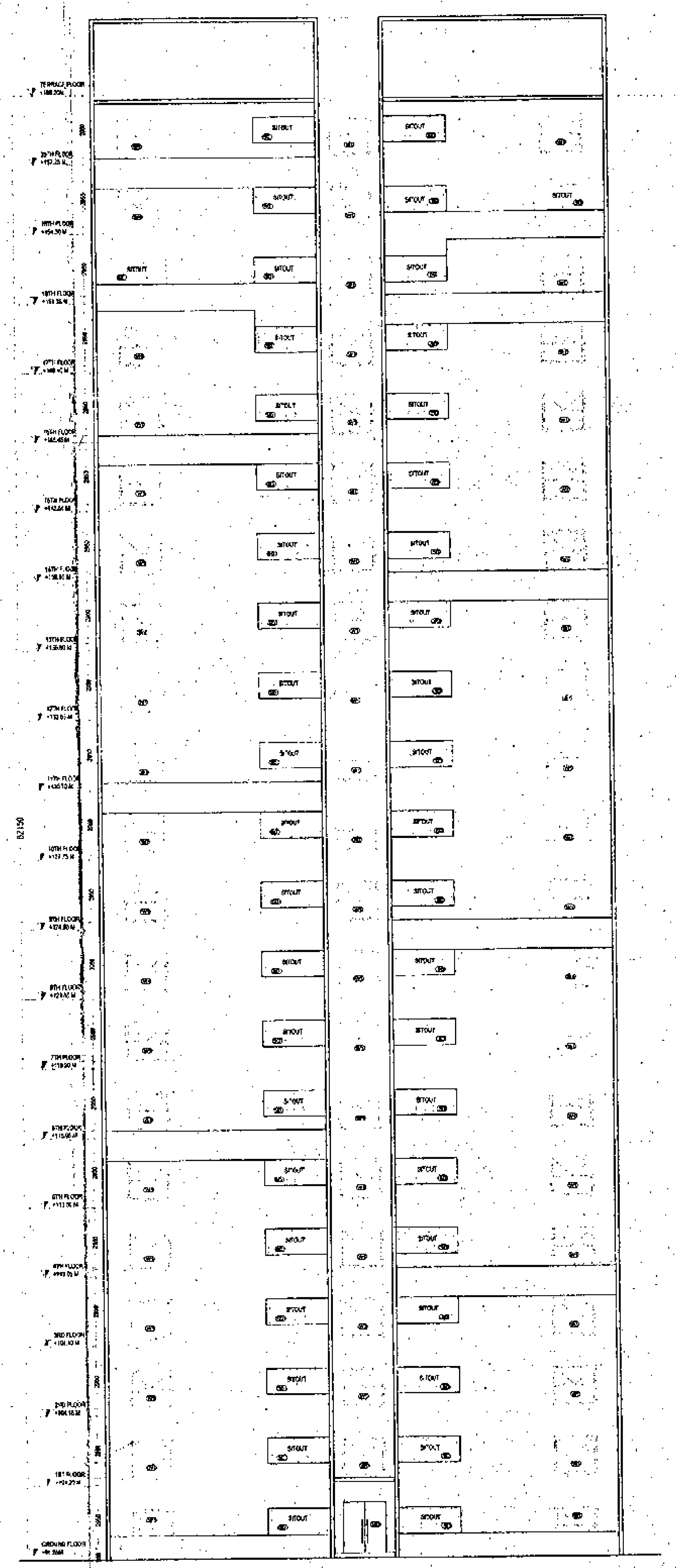
BLOCK -1
WING 8

FLOOR PLANS

SHEET NO : 19



① BLOCK 1: WING 8 - SECTION
SCALE 1:100



② BLOCK 1: WING 8 - ELEVATION
SCALE 1:100

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

I Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
 a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+18 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 6 (a) to (k).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 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 ----- capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TOR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the plot area).
36) The owner / Association of high-rise 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.
37) The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) 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.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (PE AzAV ªAE(PE) ¥ÀvÀæ AASEz LD-95LET(2013), dated. 01-04-2013

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

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GBC (1) 586/2013 dt. 03-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 25-11-2013	
4	SEIAA	SEIAA . 205 . CON 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 28-06-2013	
6	BESCOM	CE (C)/BMD/SE/AEE-4148/75/8-81 dt. 22-02-2014	
7	BSNL	AGM (TP/B-6/2013-14/Vol-24/2C dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-44/13-14/5/877/13-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/LU/01/2013-14/3395/13-14 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPS/JT/01/2014-15/May/0029 dated: 20-05-2014 for the following:-

1.	Licence Fees	: 1,46,96,600.00
2.	Ground Rent	: 74,90,080.00
3.	Betterment Charges	
	a) For Building	: 3,68,024.00
	b) For Site	: 46,16,624.00
4.	Security Deposit	: 2,83,04,800.00
5.	Plan copy & Compound wall charges	: 3,03,900.00
6.	1% Labour Cess for Administrative charges	: 1,57,032.00
	TOTAL	: 4,59,46,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

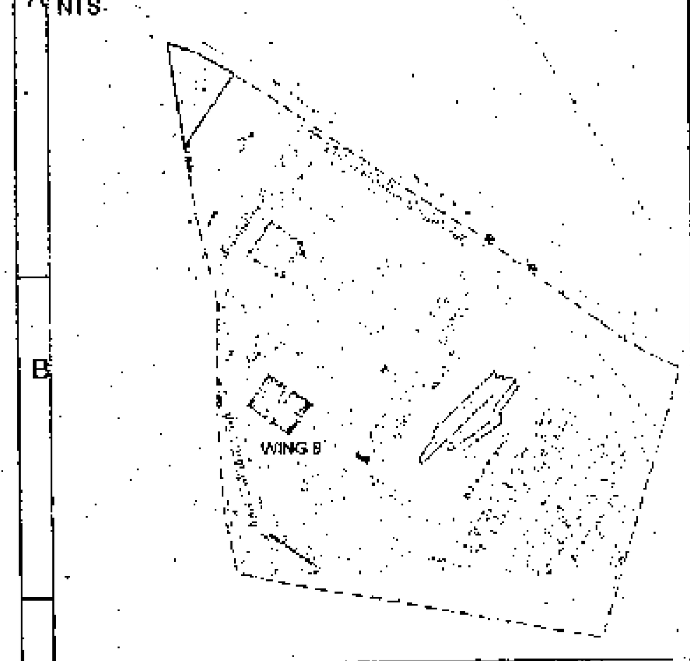
7. Labour Cess Rs. 1,55,08,200/- vide D.D No. 226016 dt. 20-05-2014, AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future based on the outcome of the final court orders.
2) Payment of license fee for sanction of this plans is subject to result of W.P. No. 4900/2006 & 2993/2008.

ಮೂಲ ಪ್ರತಿ :

ಈ ಮಂಜೂರಾತಿಯನ್ನು ... ದಿನಾಂಕ 13-05-2014 ... ದಿನಾಂಕ 29-05-2014 ... ದಿನಾಂಕ 29/05/2014 ... 28-05-2014 ...

KEY PLAN
NTS-



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1630 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN..... H.R. Chandrasekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.....
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
N	DRAWING NO.: AS 20
	REV.NO.

JOB TITLE

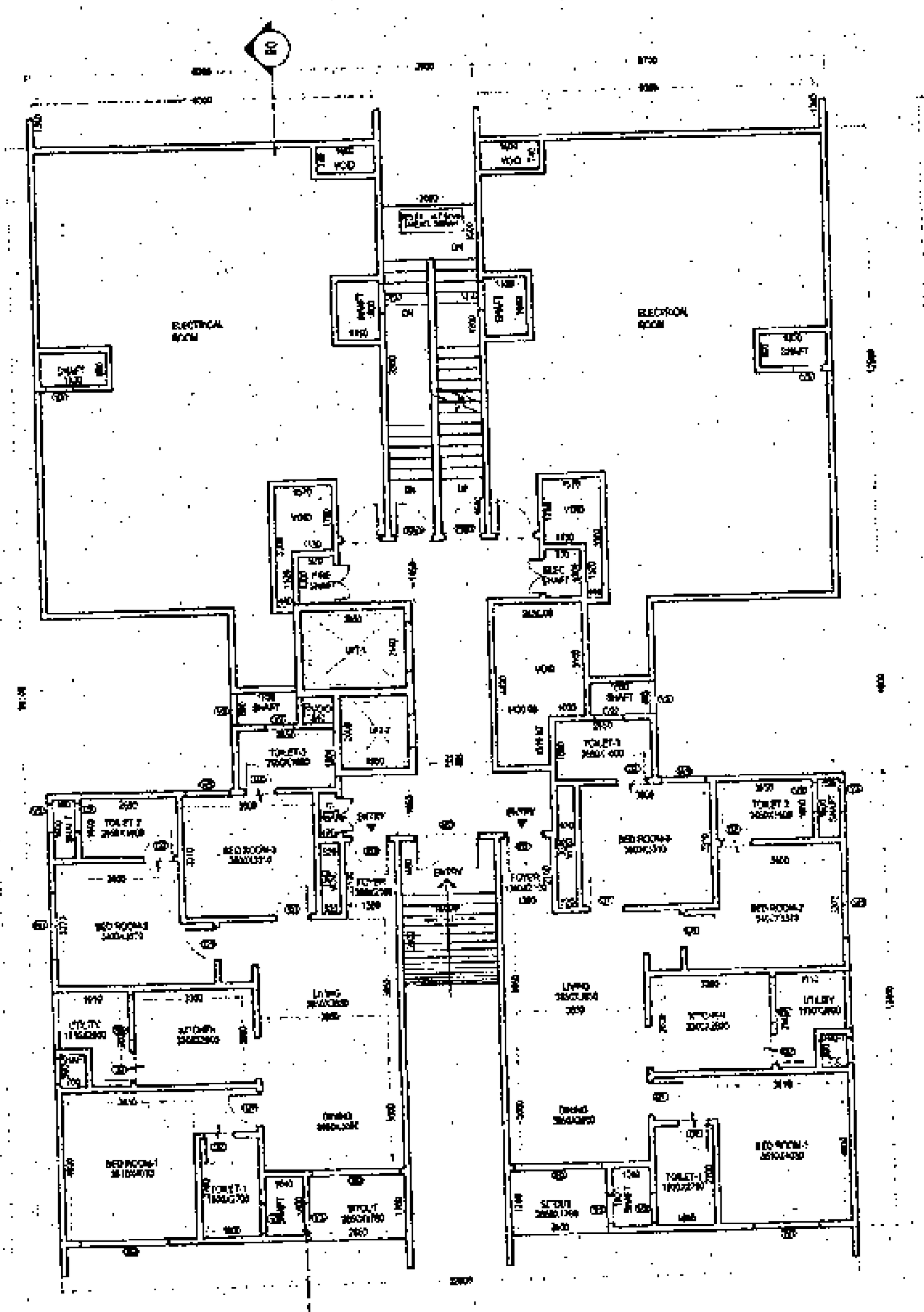
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE, WARD NO. 192

DRAWING TITLE

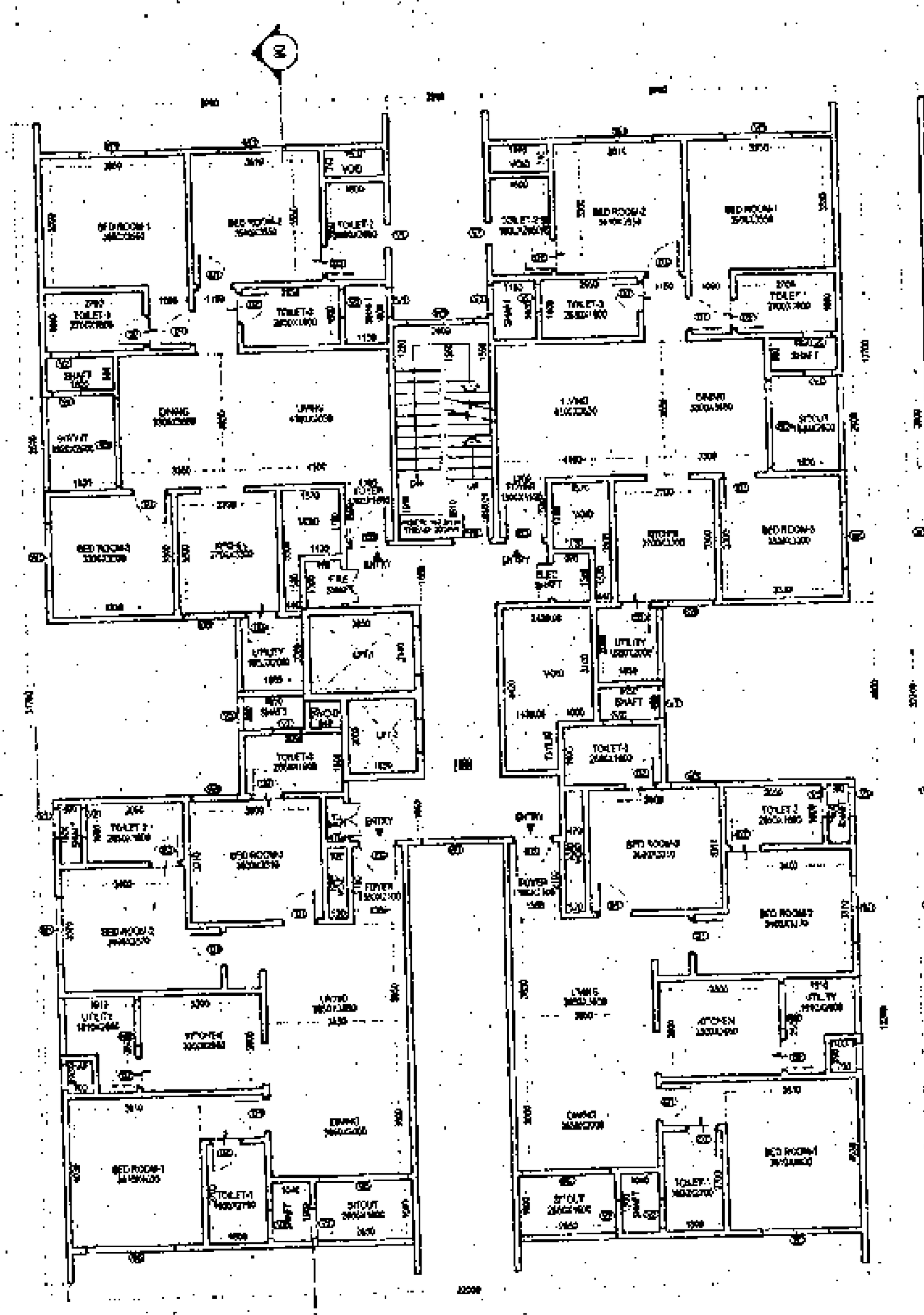
BLOCK -1
WING 8

SECTION ELEVATION

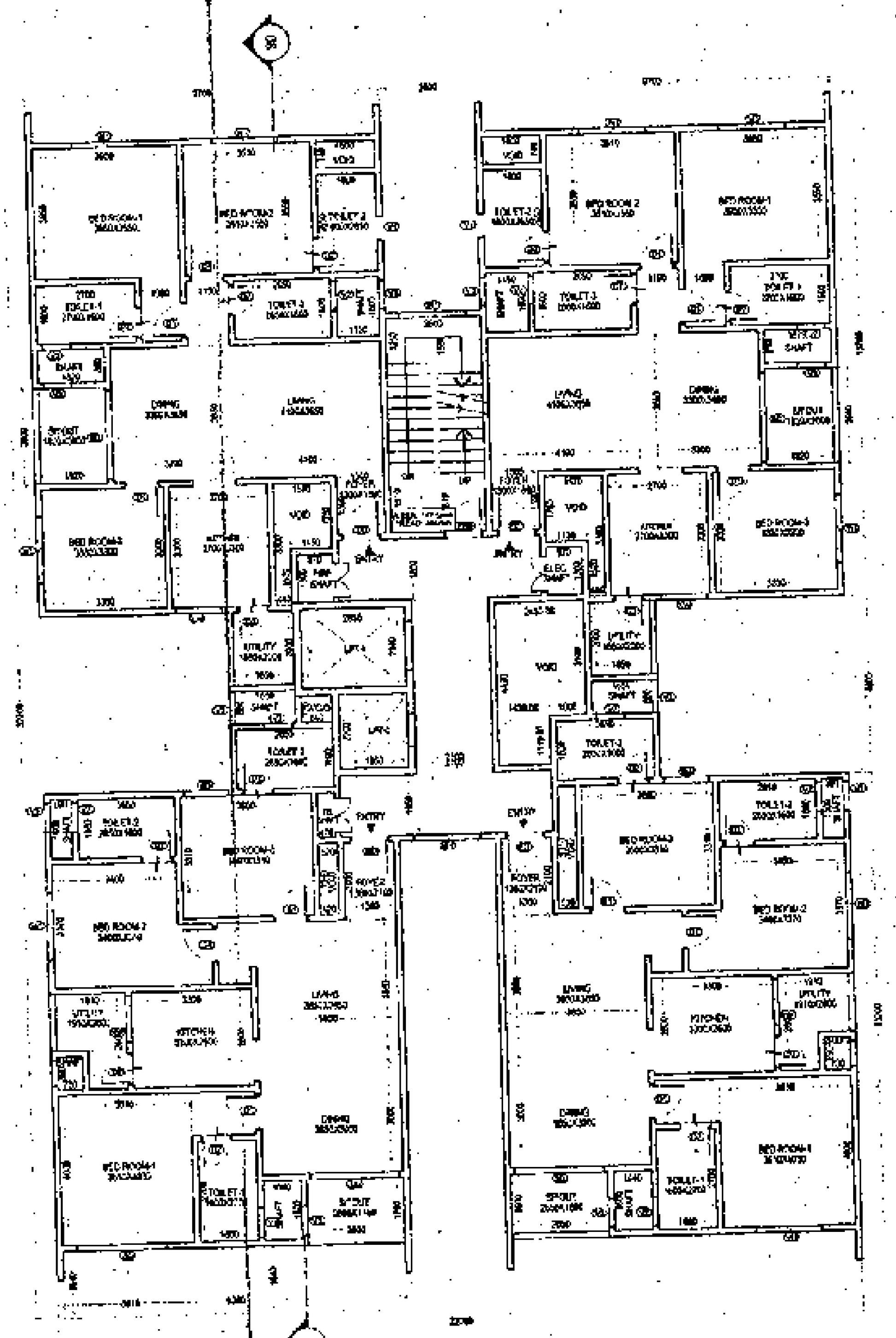
SHEET NO : 20



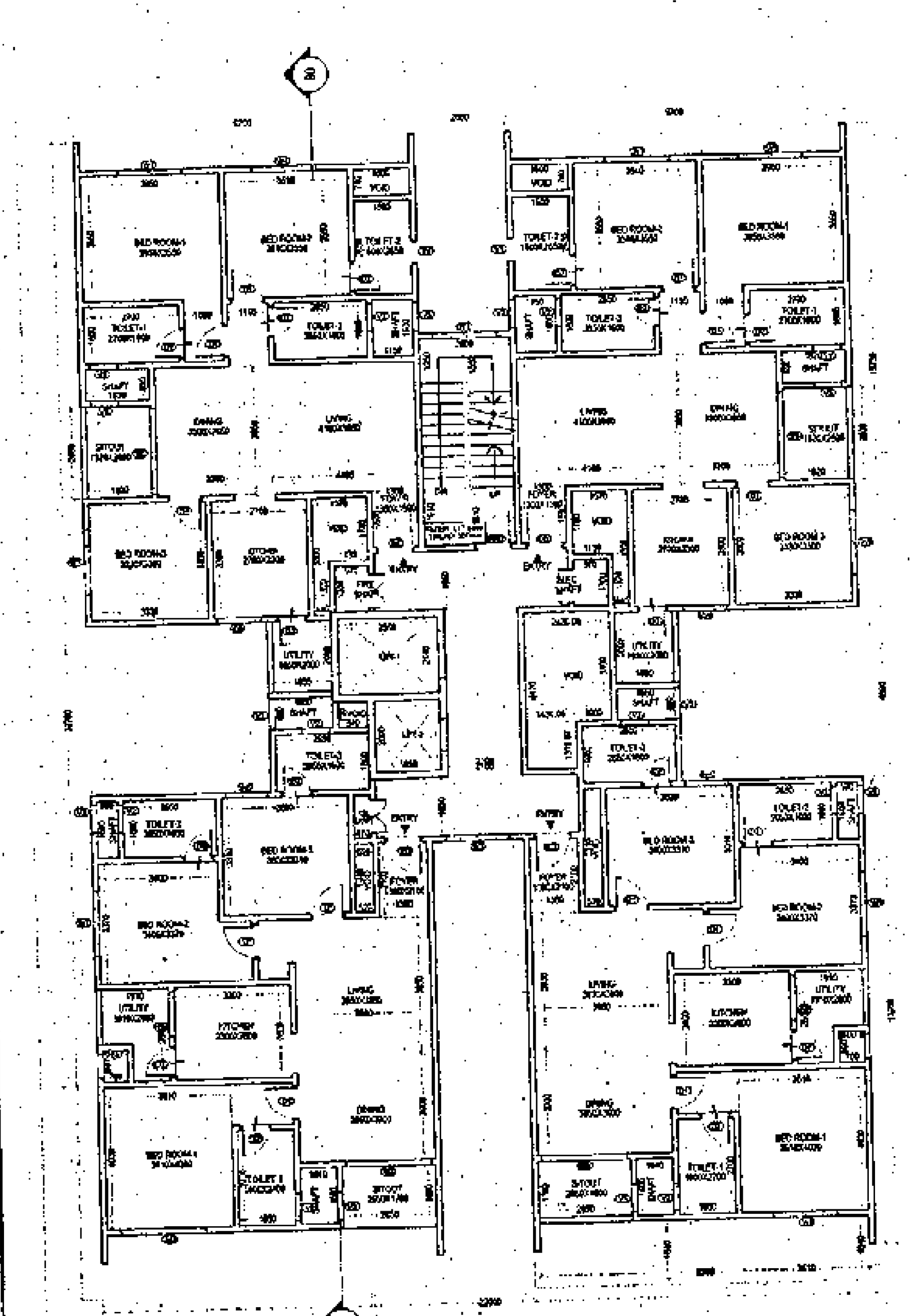
① BLOCK 1, WING 9 - GROUND FLOOR PLAN
SCALE 1:100



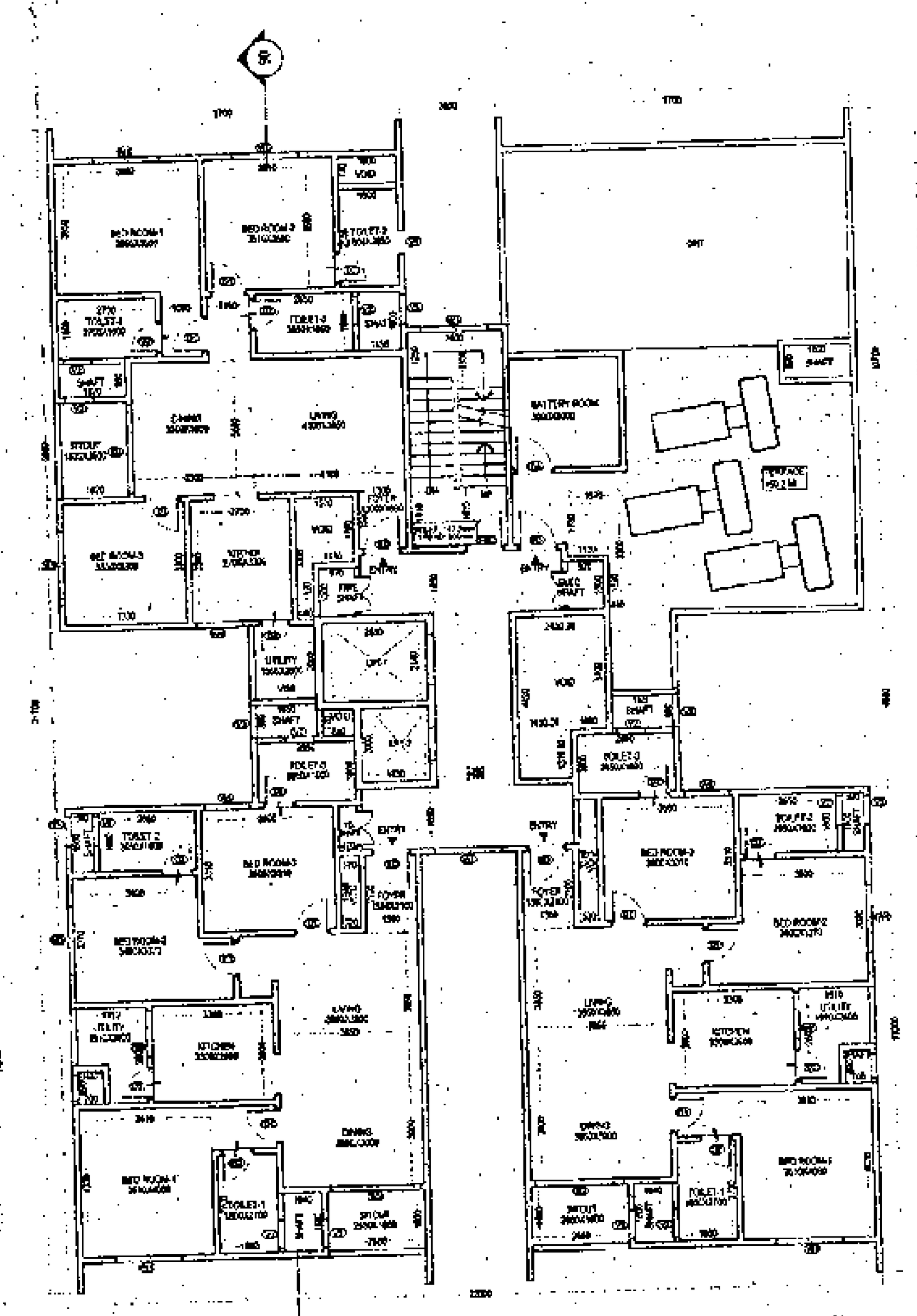
② BLOCK 1: WING 9 - 1ST - 17TH, 20TH FLOOR PLAN
SCALE 1:100



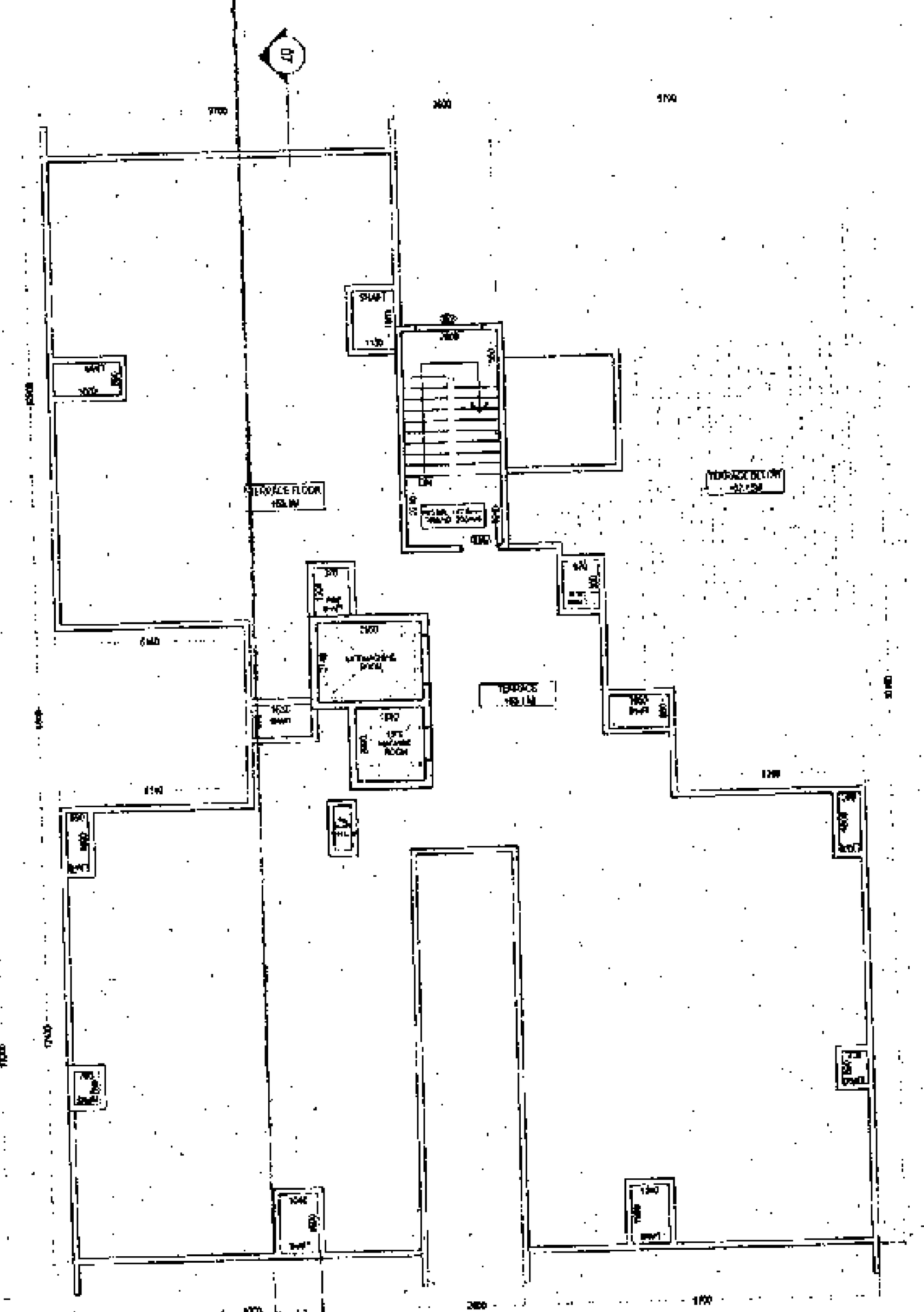
③ BLOCK 1: WING 9 - 18TH FLOOR PLAN
SCALE 1:100



④ BLOCK 1: WING 9 - 19TH FLOOR PLAN
SCALE 1:100



⑤ BLOCK 1: WING 9 - 21ST FLOOR PLAN
SCALE 1:100



⑥ BLOCK 1: WING 9 - TERRACE FLOOR PLAN
SCALE 1:100

BLOCK 1: WING 9 - TOTAL APARTMENT NOS = 85

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF, Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the plot area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 [illegible] 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	GBC (1) 560/2013 dt 05-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	SEIAA	SEIAA 235 CON 2013 dt 05-10-2013	
5	BWSSB	Acknowledgement dt. 29-05-2013	
6	BESCOM	CE [illegible] dt. 22-05-2014	
7	BSNL	AGM TPS [illegible] dt. 04-11-2013	
8	Development Plan approval from BDA	BDA/TP/[illegible]/2013-14 dt. 21-05-2014	
9	Change of Land Use from BDA	BDA/TP/[illegible]/2013 [illegible] 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. [illegible] dated. 20-05-2014 for the following:-

1.	License Fees	: 1,88,98,050.00
2.	Ground Rent	74,88,300.00
3.	Betterment Charges	
	a) For Building	3,88,07,400.00
	b) For Site	46,16,624.00
4.	Security Deposit	: 1,82,04,900.00
5.	Plan copy & Compound wall charges	: 3,00,900.00
6.	1% Labour Cess for Administrative charges	: 57,032.00
	TOTAL	: 4,59,94,121.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

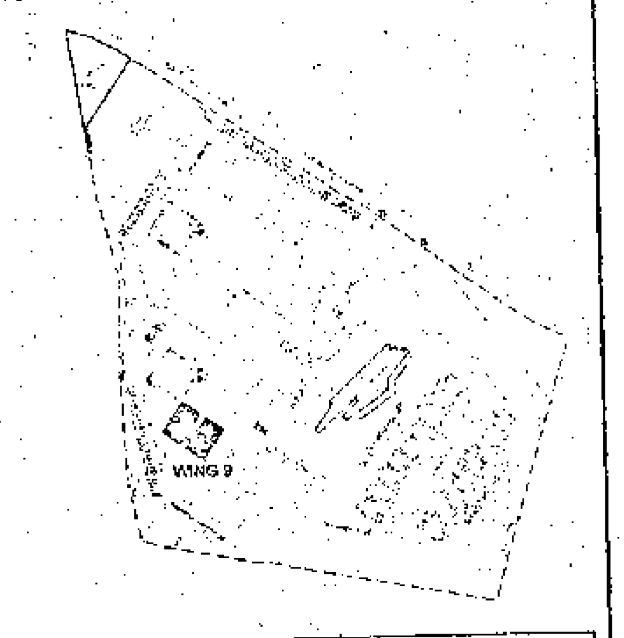
7. Labour Cess Rs. 1,86,06,209/- vide D.D No. 226018 dt 20-05-2014 AXIS BANK, BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is specified as per the orders of Hon'ble High Court vide W.P. No. 3522/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future based on the outcome of the final court orders.
2) Payment of license fee for sanction of this plan is subject to result of W.P. No. 4905/2008 & 26/3/2008

ಮೂಲ ಪ್ರತಿ :

[Kannada stamp with handwritten dates: 13/05/2014, 29/05/2014, 29/05/2014, 28/05/2014 and signature]

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1250 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN. H.R. Chandrashekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

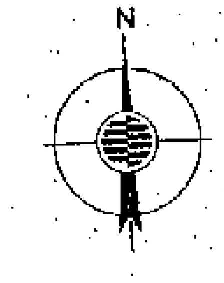
ARCHITECTS SIGNATURE

SIGN.
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 21
	REV.NO.



JOB TITLE

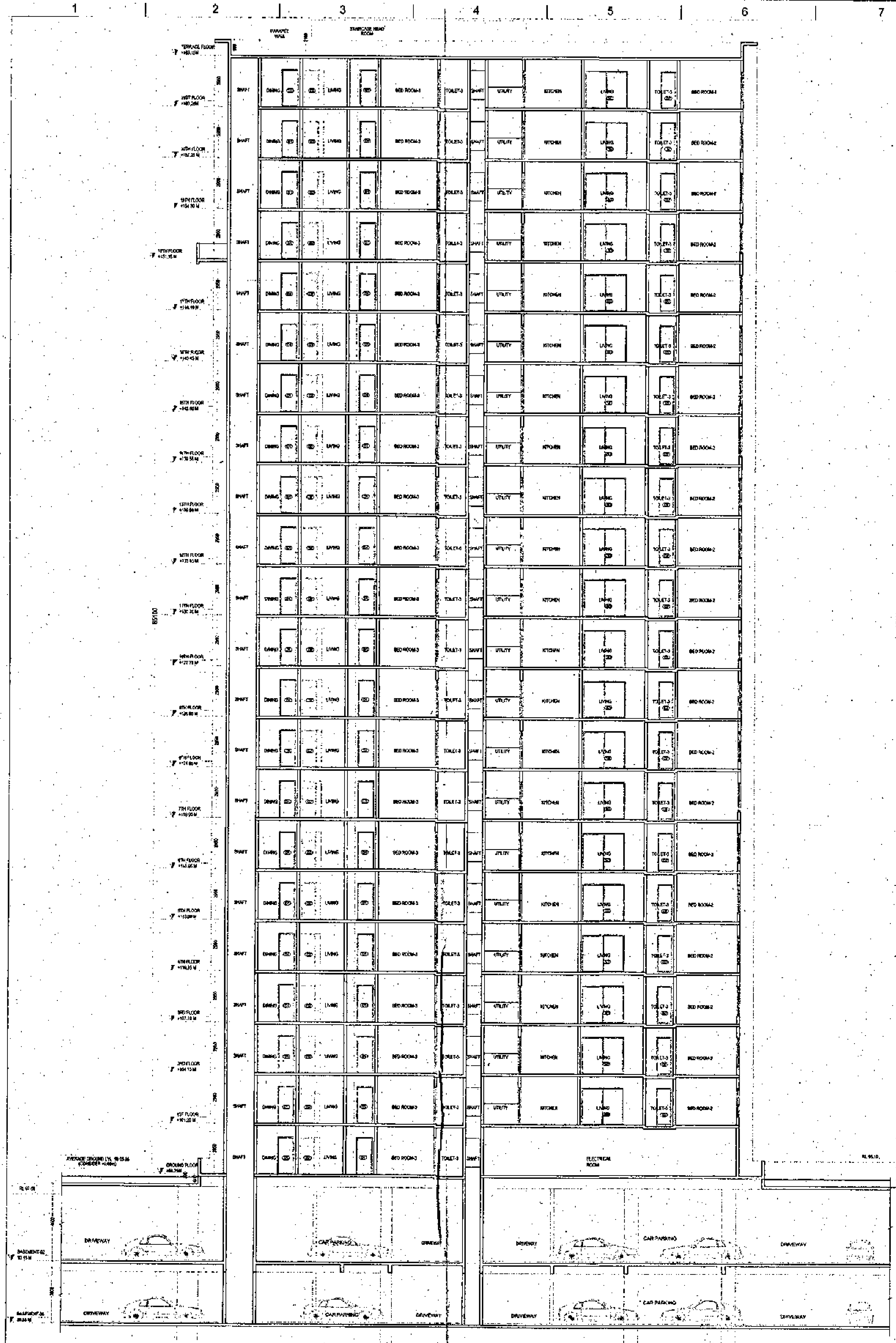
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

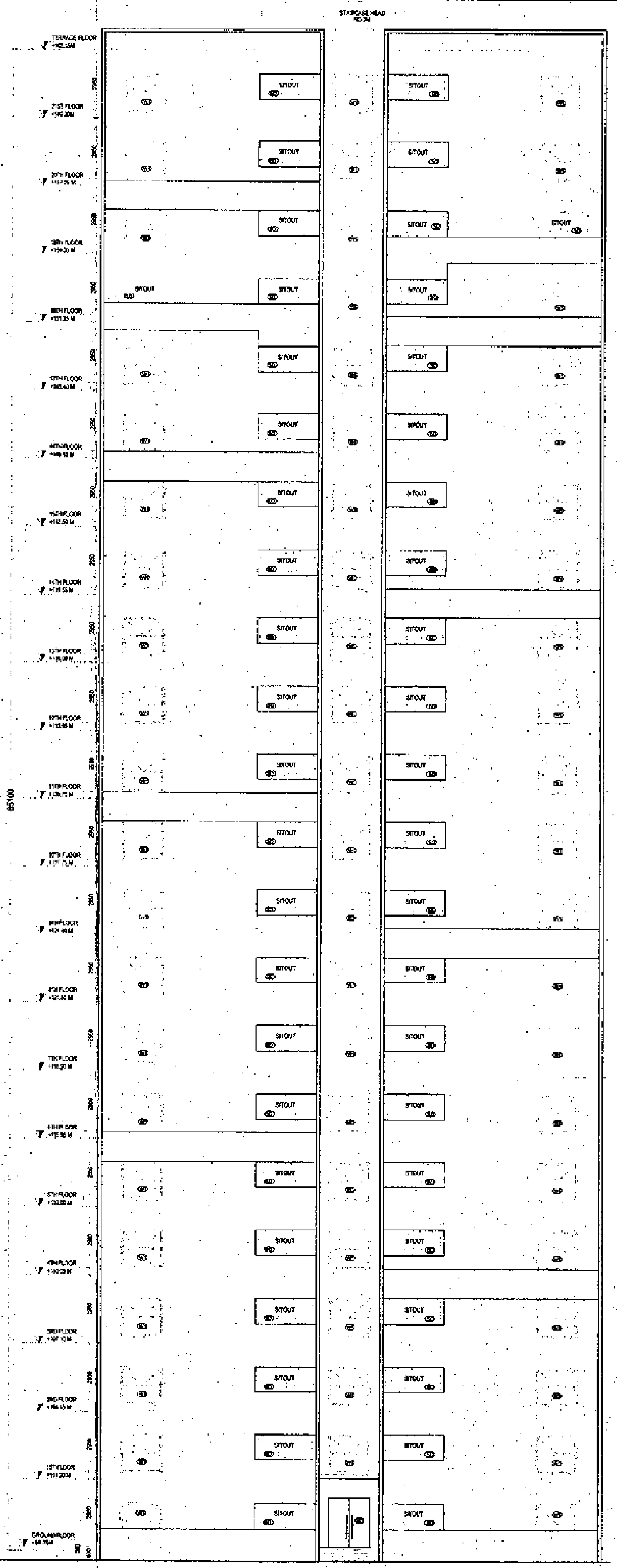
BLOCK -1
WING 9

FLOOR PLANS

SHEET NO : 21



① BLOCK 1: WING 9 - SECTION
SCALE 1:100



② BLOCK 1: WING 9 - ELEVATION
SCALE 1:100

BBMP / Addl.Dir / JD (S) / LP 5617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
 a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The Applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 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 with required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the site area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (PEC AzAV "AzCrPE) ... LD/55/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to 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.

8. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	CBC (1) 544/2013 dt. 03-05-2014	All the conditions imposed in the letter issued by the Statutory Body
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	should be adhered to.
4	SEIAA	SEIAA 205 CON 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 28-05-2013	
6	BESCOM	CE (E)/BMAZ/SE/AEE-MT/... dt. 22-02-2014	
7	BSNL	AGM (...)/2013-14/Vol-24/20 dt. 06-9 dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-44/13-14/... dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/... dt. 22-10-2013	

10. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0029 dated: 20-05-2014 for the following:-

1.	Licence Fees	1,46,99,680.00
2.	Ground Rent	74,68,330.00
3.	Betterment Charges	
	a) For Building	5,86,024.00
	b) For Site	80,18,624.00
4.	Security Deposit	1,83,04,800.00
5.	Plan copy & Compound wall charges	3,03,800.00
6.	1% Labour Cess for Administrative charges	1,97,037.00
	TOTAL	4,44,86,331.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

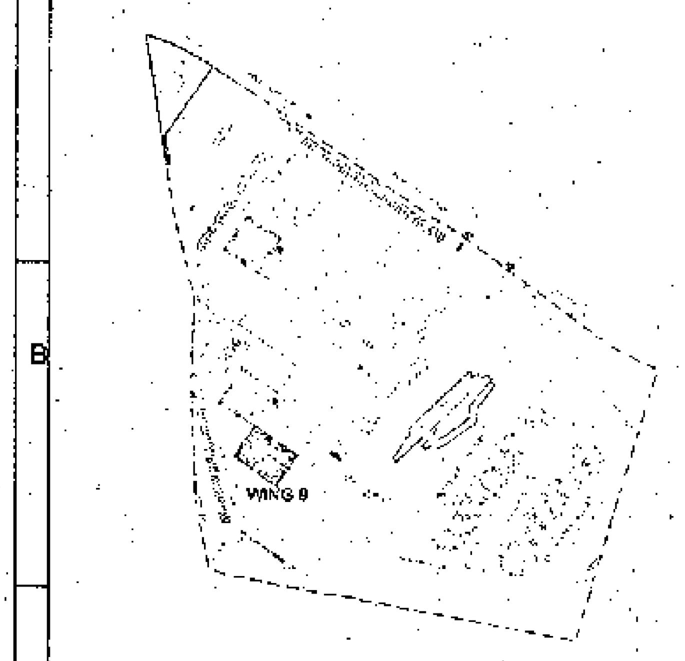
7. Labour Cess Rs. 1,95,06,200/- vide D.D. No. 226016 dt. 20-05-2014 AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is ... as per the orders of Hon'ble High Court vide W.P. No. 25221/2010 (LB-RMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of the plans is subject to result of W.P. No. 4905/2006 & 2560/2006.

ಮೂಲ ಪ್ರತಿ :

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದ ... ದಿನಾಂಕ 13/05/2014 ... ದಿನಾಂಕ 29/05/2014 ... ದಿನಾಂಕ 29/05/2014 ... 28/05/2016 ...

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD.	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	790 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2020 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1020	ALUMINIUM

OWNER'S SIGNATURE

SIGN.........................

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.........................
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
N	DRAWING NO.: AS 22
	REV.NO.

JOB TITLE

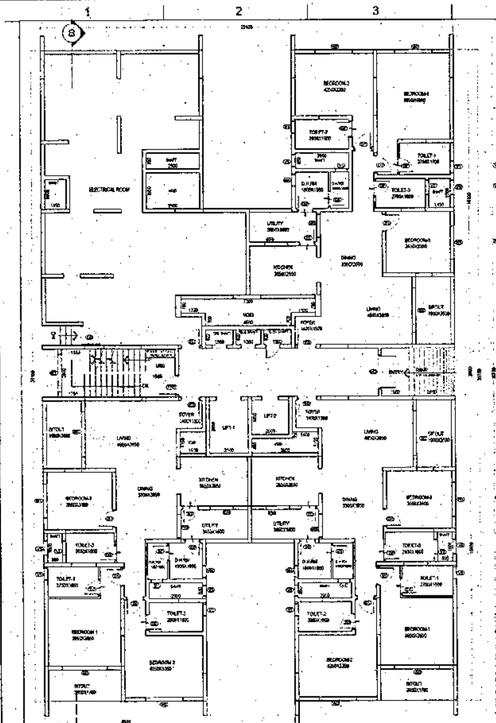
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

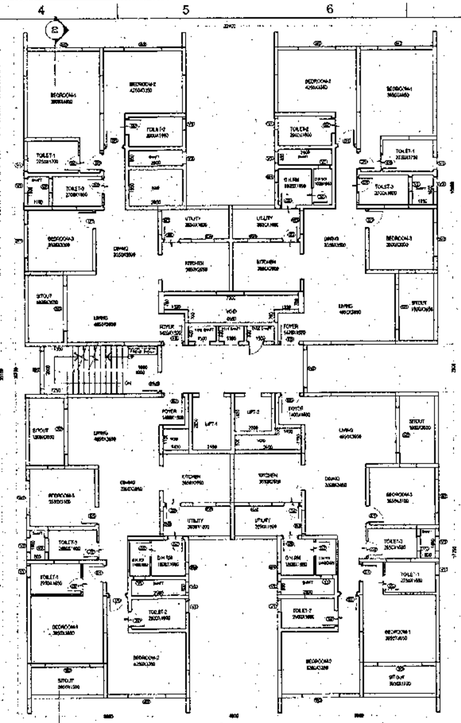
BLOCK -1
WING 9

SECTION ELEVATION

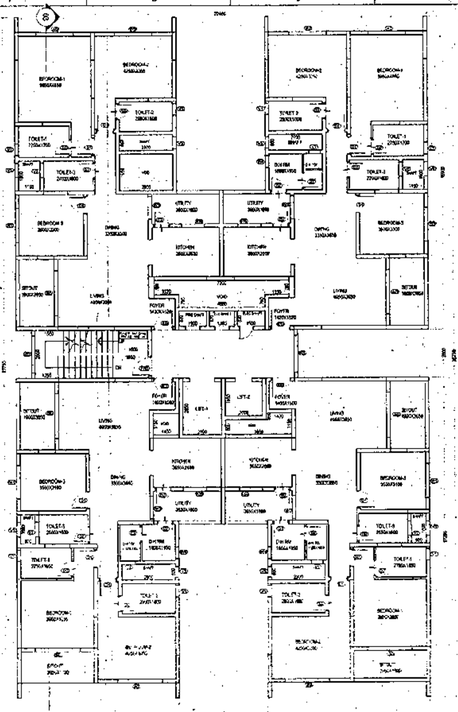
SHEET NO : 22



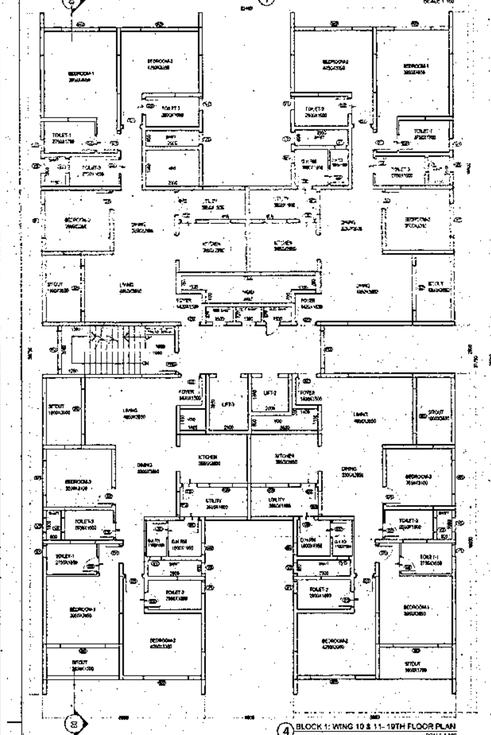
1 BLOCK 1: WING 10 & 11- GROUND FLOOR PLAN
SCALE 1:100



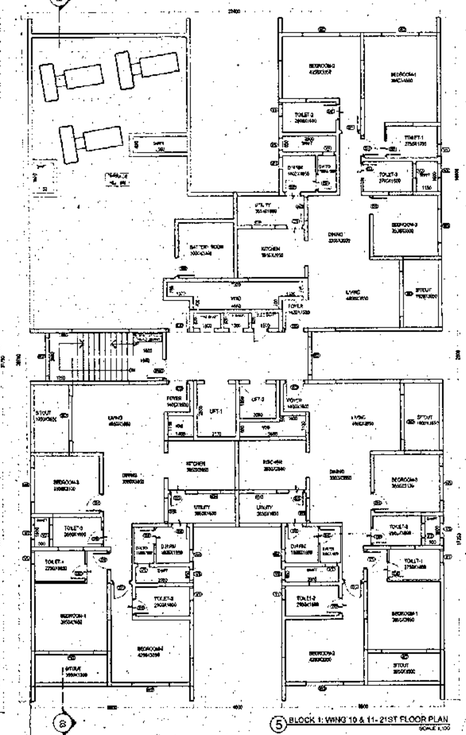
2 BLOCK 1: WING 10 & 11- 1ST - 17TH & 20TH FLOOR PLAN
SCALE 1:100



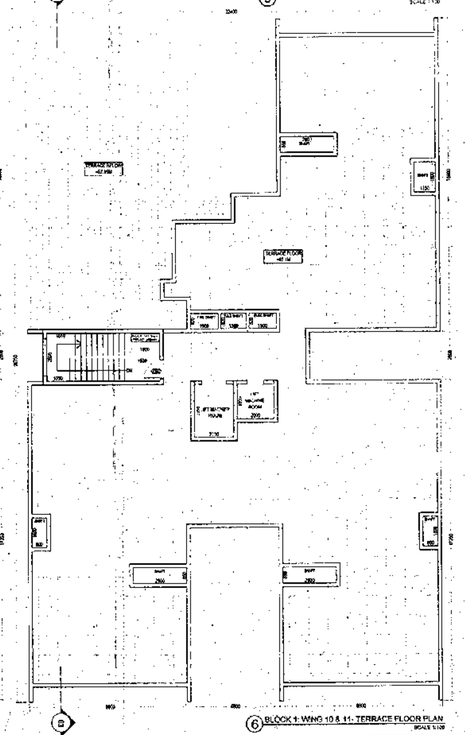
3 BLOCK 1: WING 10 & 11- 19TH FLOOR PLAN
SCALE 1:100



4 BLOCK 1: WING 10 & 11- 19TH FLOOR PLAN
SCALE 1:100



5 BLOCK 1: WING 10 & 11- 21ST FLOOR PLAN
SCALE 1:100



6 BLOCK 1: WING 10 & 11- TERRACE FLOOR PLAN
SCALE 1:100

BLOCK 1: WING 10 & 11
TOTAL APARTMENT NOS = 80

BBMP / Addl.Dir / JD (S) / LP 0017/13-14

Conditions:

1) Sanction is accepted for the proposal RESIDENTIAL BUILDING.
   a) Construction of Block 1 Wing 1 to 4, 5, 8 - 3BH+LH+UF & Wing 5 - 3BH+G+19 UF, Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF.
2) Sanction is accorded for Residential use only. The use of the building shall not be de-listed to any other use.
3) SBF and Setback area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary deeds 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 removed 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 stack any building materials / debris on footpath or on nearby or on drains. The debris shall be removed and transported to nearby dumping yard.
9) The applicant / builder is prerogated from storing the software area / open spaces and the same should be made accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per KERC (Es & D) code leaving 3.60 mts. from the boundary within the premises.
11) The applicant shall provide a separate room measuring 4.80 x 3.60 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, injury & 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 in a frame and displayed and they shall be made available during inspections.
16) If 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, and 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 9 & (a) to (e).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start with in two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after as completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum dual 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 – 53) 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 staff and apprentices and separate enough provision 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 Sr. 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 06.00 PM to avoid disturbance during rest hours.
30) Garbage in Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its disposal. (Applicable for Residential units of 50 and above and 5000.Sqm and above built up area for Commercial building).
31) The structures with basements should be designed for structural stability and safety to ensure for safe evacuation during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the adjacent as well as existing / proposed public roads and footpaths, and services ensuring safety of pedestrian and general public by providing safe hoardings.
32) The consent for Environment from the Ministry of Environmental and Forest (MOEF) / SEIAA, KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan to be drawn by Traffic Management Consultant for all high rise structures which are not accessible from the Completed Arterial / Freeroads.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate in the case wherever applicable.
36) The Owner / Association of highrise building shall obtain Clearance certificate from the Director (Electrical) with due inspection by the department regarding servicing conditions of Electrical installations / Lifts etc., The certificate should be renewed at the completion and shall get the renewal of the permission issued every two years.
37) The Owner / Association of the highrise building shall conduct two mock – fires in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38) All other conditions laid down by Bye-laws Development Authority while approving the Development Plan for the project shall be strictly adhered to.
39) 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 FOR B.PAP.36.BOC.2013 DATED: 13.03.2013 dated 07-03-2013

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 the Applicant / Builder / Owner / Contractor shall employ 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 famous vicinity of 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 disputes 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.

9. NOC Details:

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions attached
1	Fire Force Department	NOC (1) 366-2013 dt: 03-03-2014	As per the NOC issued by the Statutory Body
2	Airport Authority of India	: Addn-requirement dt: 27.11.2013	
3	KSPCB	: Addn-requirement dt: 29.11.2013	Should be adhered to
4	BWSSB	: BWSSB: BS / CON / 2013 dt: 03-10-2013	
5	BWSSB	: Addn-requirement dt: 26-05-2014	
6	BESCOM	: CE (D-I) / SE (D-II) / AEE (D-II) / BESCOM / Addn-requirement dt: 30.05.2014	
7	BSNL	: GM (HR-NW) / BSNL / Addn-requirement dt: 05.03.2013	
8	Department of Civil Aviation from IGIA	: BIAL / NOC / 2014 / 1 / 1388 / 1 / 15-04 dt: 21-03-2014	
9	Change of Land Use from BDA	: BDA / PMR / CLU / 01 / 2013-14 / 0 / 5 / 14 dt: 01-10-2013	

10. The Applicant has paid the fee vide Receipt No. TRU/TP-SU/01/2014-15/Rcpt/0029 dated. 29-05-2014 for the following:-

1	Scrutiny Fees	: 46,08,560.00
2	Security Deposit	: 74,86,380.00
3	Development Charges	
a	For Building	: 5,66,024.00
b	For Site	: 46,14,464.00
4	Security Deposit	: 83,84,400.00
5	Plan scrutiny & Compound wall charges	: 3,03,800.00
6	1% Labour Cess for Administrative charges	: 1,37,012.00
	TOTAL	: 4,69,00,,12=00
		SAY Rs. 4,69,00,000/-

(Rupees Four crores Sixty Nine lakhs only)

7. Labour Cess Rs. 1,35,08,250/- vide D.D. No. 225018 dt 29-05-2014 AXIS BANK BANGALORE BRANCH.

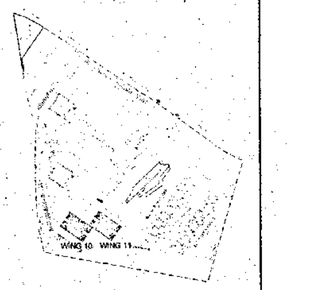
NOTE: 1) The delivery for payment of Park & Open Space fee is assessed as per the orders of Hon'ble High Court vide WP. No. 25120-29/10 & 14481, however the is subject to decision to be rendered in both the writ appeals based on the outcomes of the final court orders.
2) Payment of license fee for erection of this plans is subject to result of W.P. No. 40408-2006 & 39910-2006.

ಮಂಜೂರಾತಿ ಪತ್ರ:

ಈ ಯೋಜನೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿರುವ ಬಗ್ಗೆ ಅಧಿಸೂಚನೆ ದಿನಾಂಕ 13/05/2014 ರಲ್ಲಿ ಹೊರಡಿಸಿರುವ ಆದೇಶ ಸಂ. ಬಿ.ಬಿ.ಎಂ.ಪಿ/ನಗರ ಯೋಜನೆ/ಎಲ್.ಪಿ-0017/13-14 ದಿನಾಂಕ 29/05/2014 ಮತ್ತು ಈ ಯೋಜನೆಯಲ್ಲಿ ಪ್ರಸ್ತಾಪಿಸಿರುವ ಕಟ್ಟಡಗಳ ನಿರ್ಮಾಣಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ ಅಧಿಸೂಚನೆ ದಿನಾಂಕ 29/05/2014 ರಲ್ಲಿ ಹೊರಡಿಸಿರುವ ಆದೇಶ ಸಂ. ಬಿ.ಬಿ.ಎಂ.ಪಿ/ನಗರ ಯೋಜನೆ/ಎಲ್.ಪಿ-0017/13-14 ದಿನಾಂಕ 29/05/2014 ರಲ್ಲಿ ಹೊರಡಿಸಿರುವ ಆದೇಶದಲ್ಲಿ ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಮಂಜೂರು ಮಾಡಿದೆ.

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು-560 001

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2400 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM
16	STAIRCASE WINDOW	SW	2850 x 2680	ALUMINIUM TOP HUNG

OWNER'S SIGNATURE

SIGN.....

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.....

(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARBISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: jprakash@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO : AS 2.3
	REV.NO.

JOB TITLE

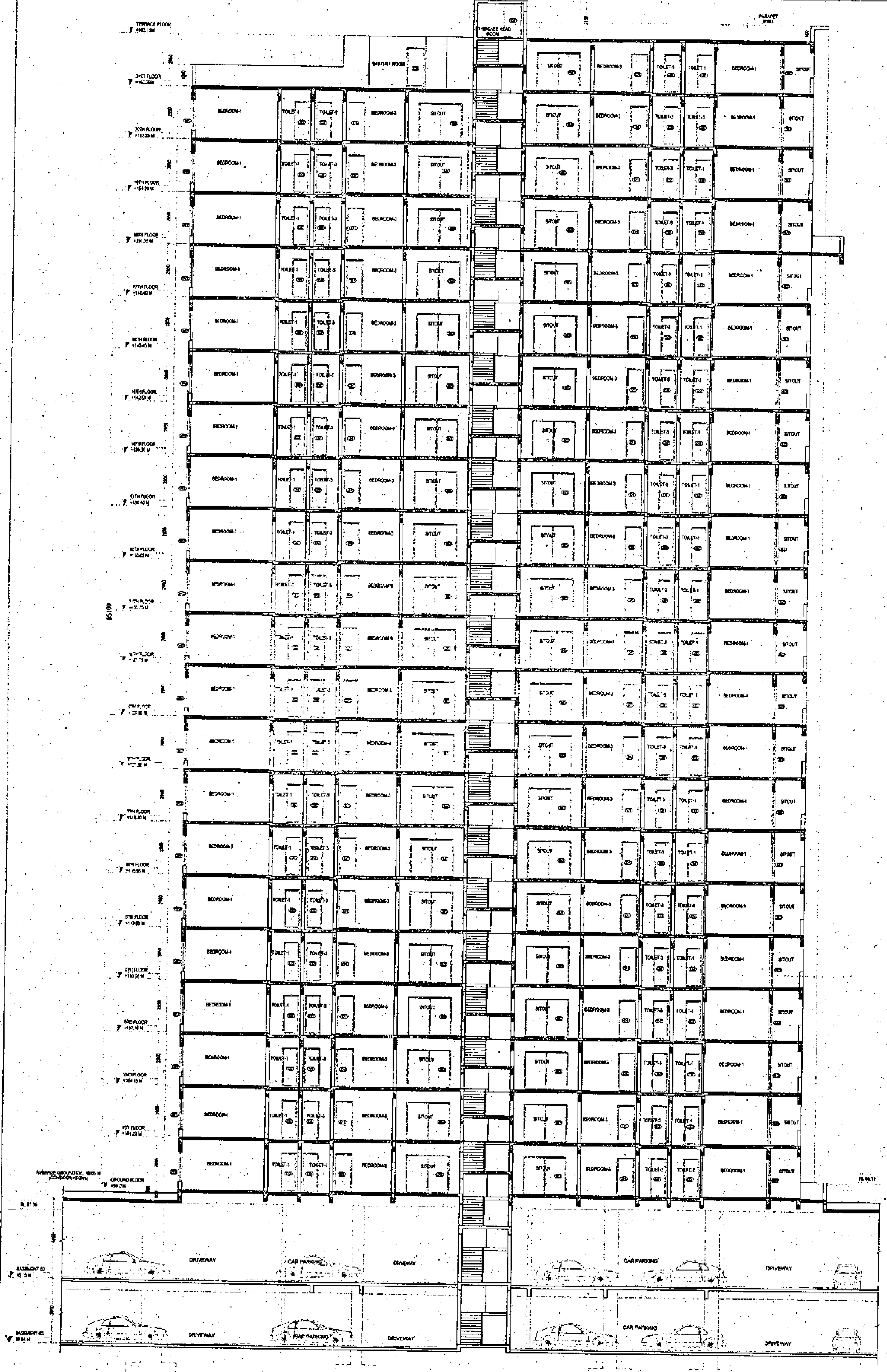
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21/27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE, WARD NO. 152

DRAWING TITLE

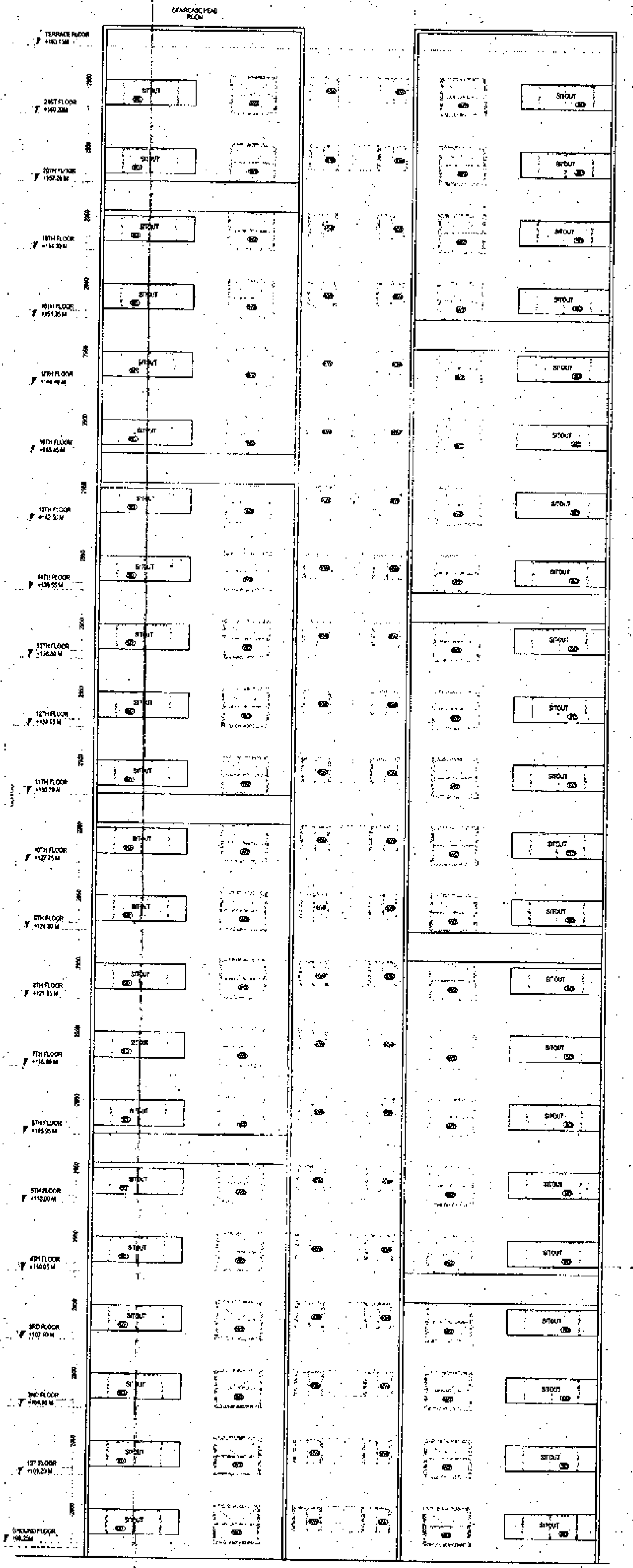
BLOCK -1
WING 10 & 11

FLOOR PLANS

SHEET NO : 2.3



① BLOCK 1: WING 10 & 11- SECTION
SCALE 1:100



② BLOCK 1: WING 10 & 11- ELEVATION
SCALE 1:100

BBMP / Addl.Dir / JD (S) / LP 0517/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
 a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & O) 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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the sital area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (ಕಿ.ಇ ಸಿ.ಎ.ವಿ 'ಎ'ಇ.ಪಿ.ಇ) Kar.Aa. Aa.Ka: LD/95/LET/2013, dated. 01-04-2013

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	CBC (1) 596/2013 dt. 03-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 22-11-2013	
4	SEIAA	SEIAA 206 CON 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 28-06-2013	
6	BESCOM	CE (C)/BMAZ/SE/AEE-4/148/7918-19 dt. 22-02-2014	
7	BSNL	AGM (TP)-S-8/2013-14/7/3-2420 dt @ BG-B dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/TP/MOLP-AN/13-14/688/713-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TP/M/CLU/01/2013-14/0356/13-14 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0029 dated: 20-05-2014 for the following:-

1. Licence Fees : 1,46,96,880.00
2. Ground Rent : 74,88,360.00
3. Betterment Charges
 a) For Building : 8,86,024.00
 b) For Site : 46,16,524.00
4. Security Deposit : 1,83,04,600.00
5. Plan copy & Compound wall charges : 3,03,300.00
6. 1% Labour Cess for Administrative charges : 1,97,032.00

TOTAL : 4,69,96,321.00
SAY Rs. 4,60,00,000/-
(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,35,06,200/- vide D.D No. 220016 dt.20-05-2014, AXIS BANK BANGALORE Branch

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P No. 35221/2010 (LB-BMP), however this is subject to condition for remittance of such cost in future based on the outcome of the final court orders.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 4905/2008 & 2560/2008.

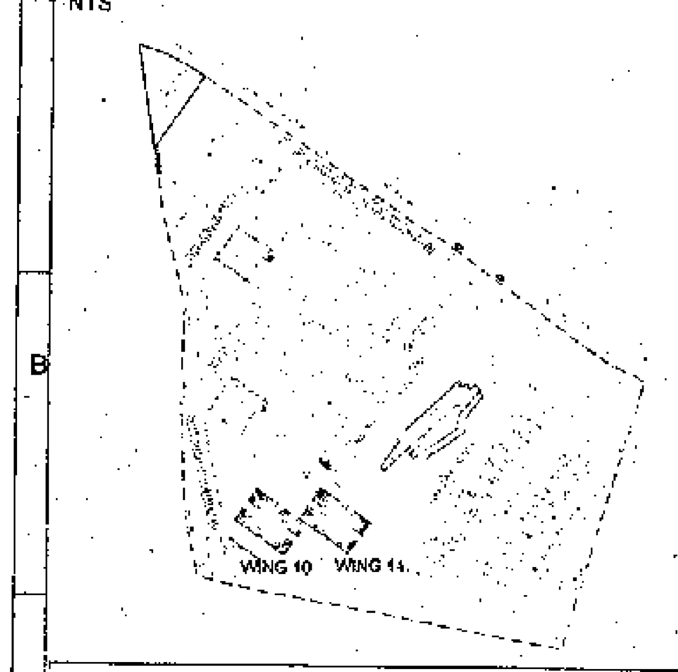
ಮೂಲ ಪ್ರತಿ :

ಈ ಮಂಜೂರಾತಿ ನಕ್ಷೆ ಅನುಮೋದಿತ ದಿನಾಂಕ 13/05/2014 ... 29/05/2014 ... 29/05/2014 ... 28/05/2014 ...

SCHEDULE OF OPENINGS

NO.	DESCPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 x 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1820 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM
16	STAIRCASE WINDOW	SW	2850 x 1680	ALUMINIUM TOP HUNG

KEY PLAN
NTS



OWNER'S SIGNATURE

SIGN.....
AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

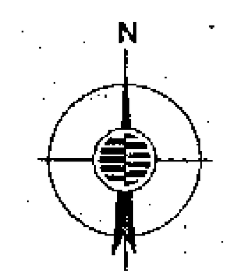
ARCHITECTS SIGNATURE

SIGN
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL. 49320000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 24
	REV.NO.



JOB TITLE

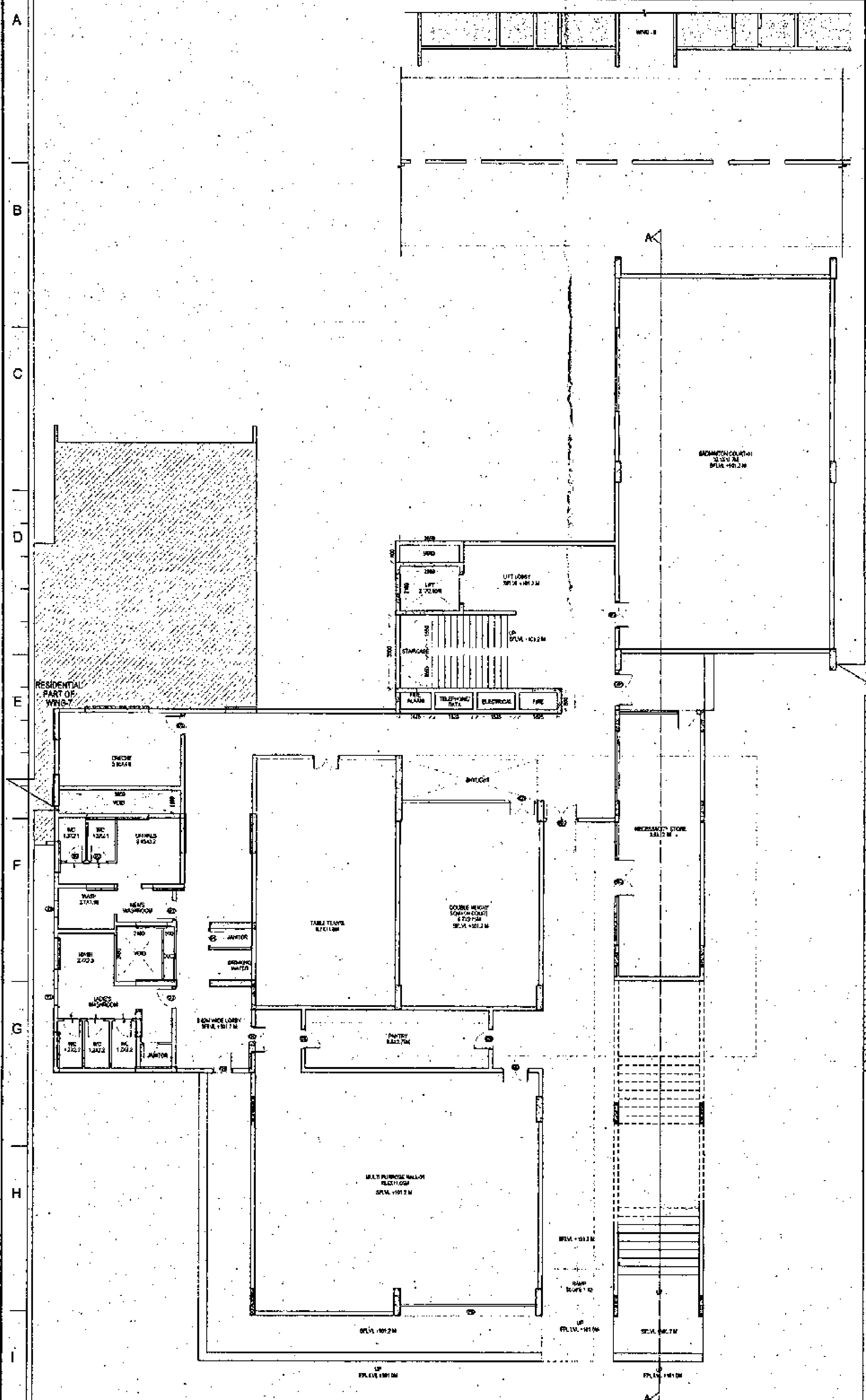
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

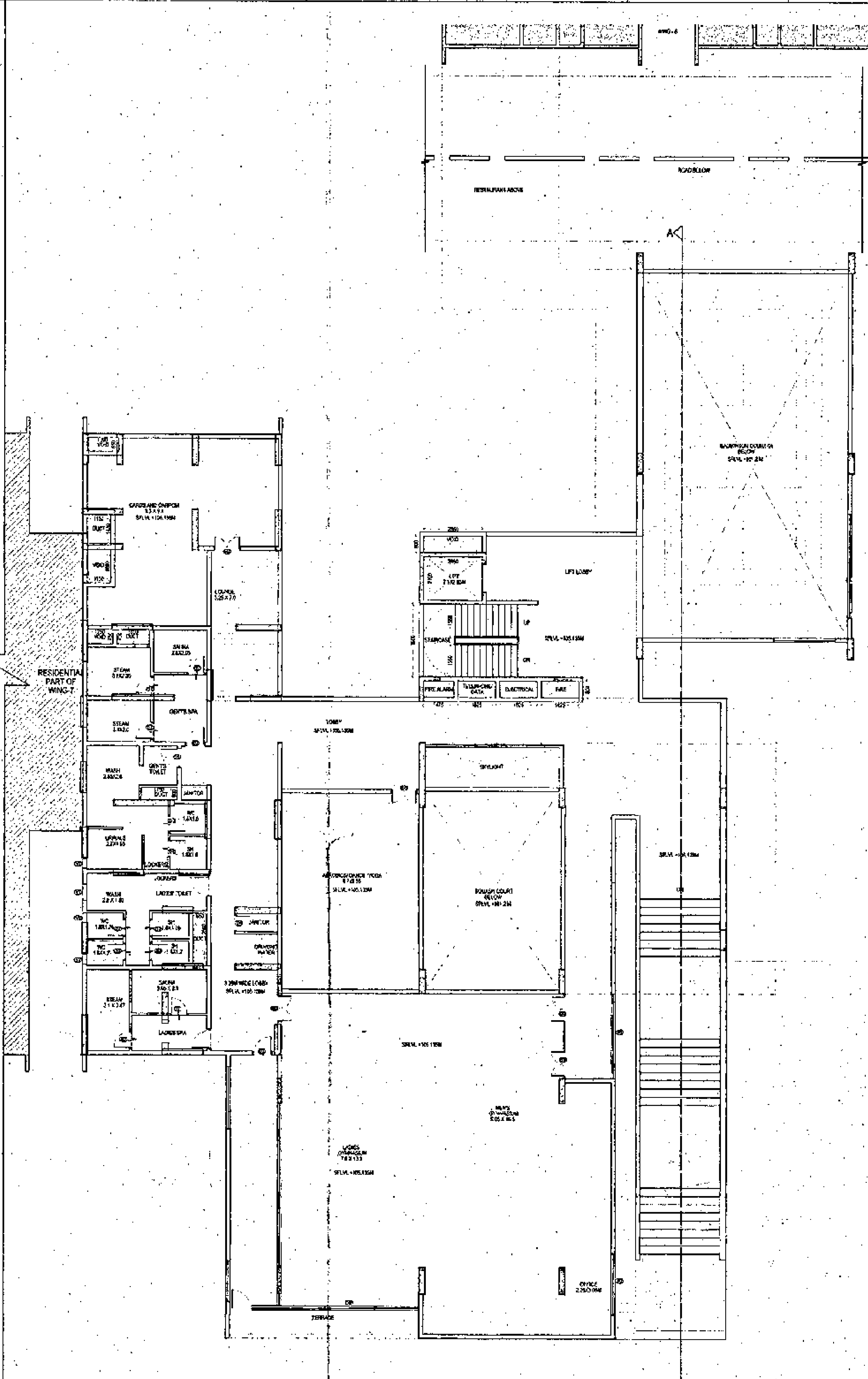
BLOCK -1
WING 10 & 11

SECTION ELEVATION

SHEET NO : 24



(1) BLOCK 1: WING 12 - GROUND FLOOR PLAN
SCALE 1:100



(2) BLOCK 1: WING 12 - FIRST FLOOR PLAN
SCALE 1:100

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 (i).
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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environment and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) The owner / Association of high-rise 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.
37) The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) 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.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (*E/E ArAV *A/E(PE) kAvAsE AASE), LD/55/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to 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	SBC (1) 568/2013 dt 03-05-2014,	Abide conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 25-11-2013	
4	SEIAA	SEIAA: 201: CON: 2013 dt 03-10-2013	
5	BWSSB	Acknowledgement dt. 28-08-2013	
6	BESCOM	CE (F)/BMZ/SE/AEE-B/1485/7075-81 dt. 25-02-2014	
7	BSNL	AGM (TP/S-2/2013-14/Vol.2/420 dt @ BC-8 dt 07.11.2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-44/13-14/5687/13-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/C-U/01/2013-14/3595/13-14 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPS/17/01/2014-15/May/0025 dated: 20-05-2014 for the following:-

1.	Licence Fees	1,48,88,630.00
2.	Ground Rent	74,96,350.00
3.	Betterment Charges	
	a) For Building	3,88,024.00
	b) For Site	46,18,624.00
4.	Security Deposit	1,83,04,800.00
5.	Plan copy & Compound wall charges	3,03,500.00
6.	1% Labour Cess for Administrative charges	1,87,012.00
	TOTAL	4,59,86,321.00
	SAY Rs.	4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,85,06,200/- vide D.D No. 226016 dt.20-05-2014, AXIS BANK BANGALORE Branch.

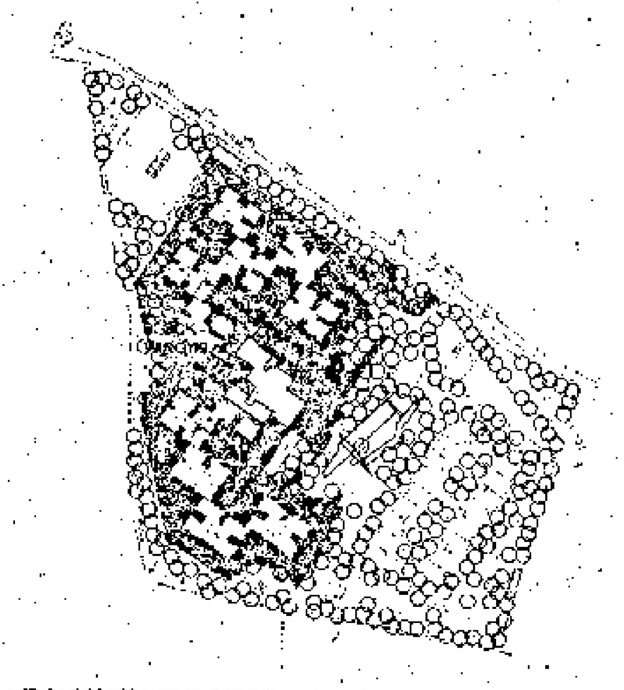
NOTE: 1) The demand for payment of Park & Open Space fee is, quashed as per the orders of Hon'ble High Court vide W.P No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 4806/2008 & 2913/2008.

ನಕಲು ಪ್ರತಿ

ಈ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆದ ಅನುಮತಿ ಅರ್ಜಿ ದಿನಾಂಕ 13/05/2014 ... ಅನುಮತಿ ಪತ್ರ ಸಂಖ್ಯೆ 0617/13-14 ದಿನಾಂಕ 29/05/2014 ... ದಿನಾಂಕ 29/05/2014 ರಿಂದ 28/05/2016 ರವರೆಗೆ ...

(ಸಹಿ)

KEY PLAN
NTS



SCHEDULE OF OPENINGS

S.N	DESCRIPTION	TYPE	SIZE	REMARKS
1	GLASS DOOR	GD	1250X2150	GLASS
2	GLASS DOOR	GD1	1660X2150	GLASS
3	GLASS DOOR	GD2	1850X2150	GLASS
4	DOOR	D1	950X2150	WOODEN
5	DOOR	D2	850X2150	WOODEN
6	FIXED GLASS WINDOW	FG		
7	SLIDING DOOR	SD	2430X2150	GLASS
8	VENTILATOR	V1	780X930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	480X930	ALUMINIUM OPENABLE

OWNER'S SIGNATURE

SIGN.... H.R. Chandrashekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.... (GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: LAKSHMI	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 2.5
	REV.NO.

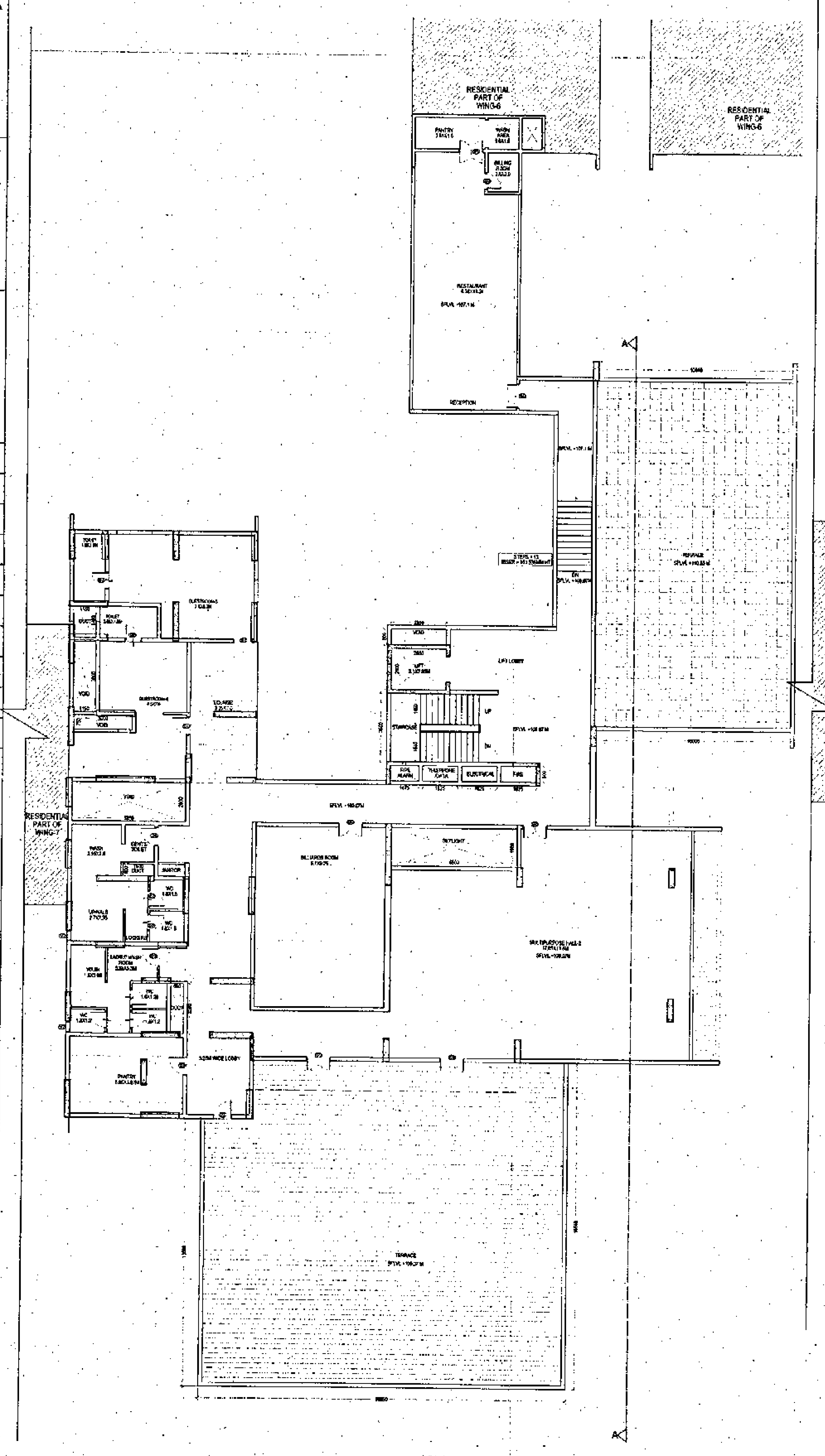
JOB TITLE

PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

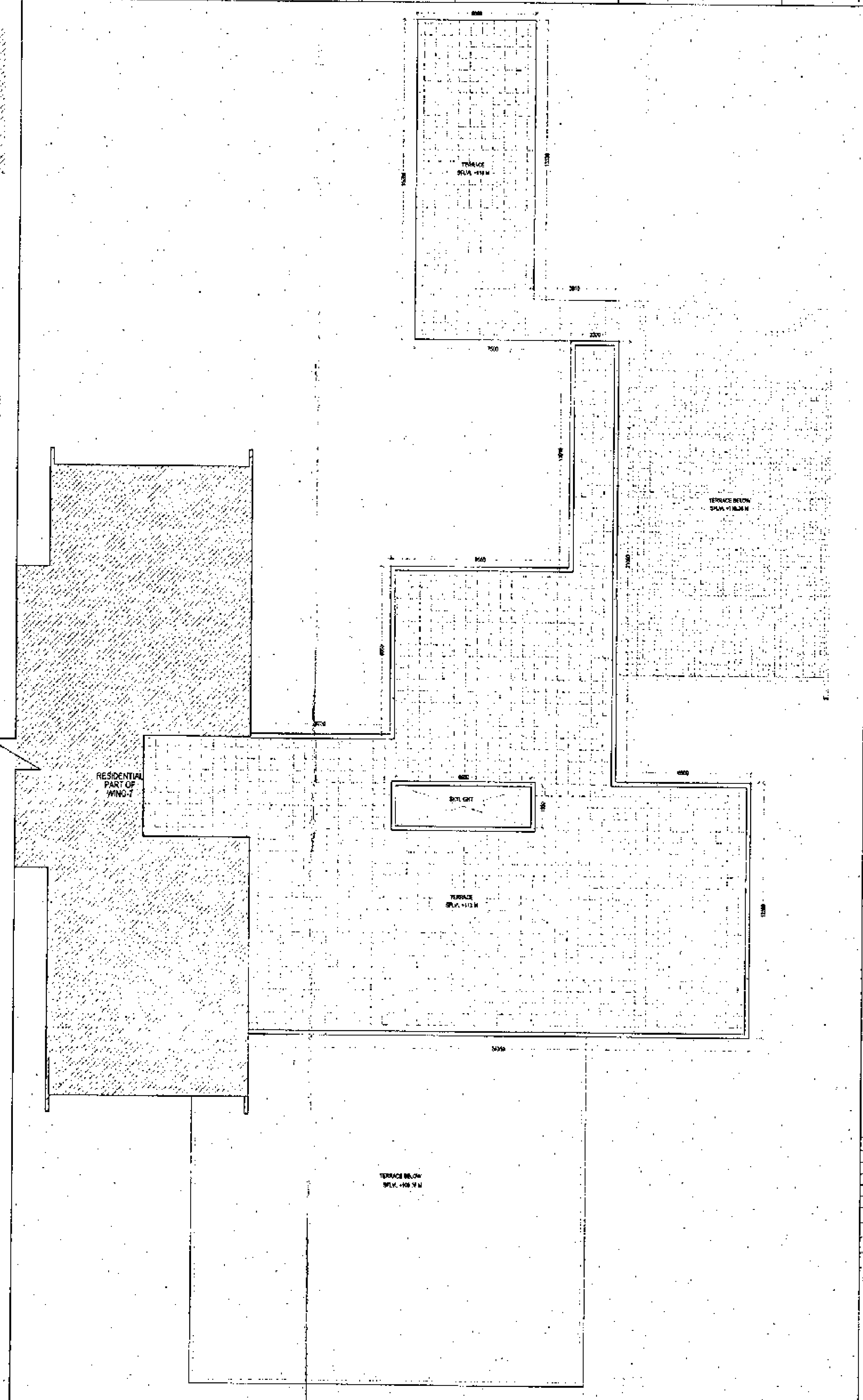
DRAWING TITLE

BLOCK -1
WING 12
GROUND & FIRST FLOOR PLAN

SHEET NO : 2.5



(1) BLOCK 1: WING 12 - SECOND FLOOR PLAN
SCALE 1:100



(2) BLOCK 1: WING 12 - TERRACE FLOOR PLAN
SCALE 1:100

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING**.
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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. 5-6) 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06:00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the site area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (PE/E A2AV ?A/E/PE) RAVAE AABE: 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 sanction so 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	CBC (1) 560/2013 dt: 03-05-2014.	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	KSPCB	Acknowledgement dt: 23-11-2013	
4	SEIAA	SEIAA : 205 CON : 2013 dt: 03-10-2013	
5	BWSSB	Acknowledgement dt: 29-08-2013	
6	BESCOM	CE (E)/DM/FSE/AEE-4/1487/978-81 dt: 22-02-2014	
7	BSNL	AGM (Plg)-6/2013-14/Vol-24/20 dt @ 90-8 dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TP/M/OLP 44/13-14/8887/13-14 dt: 21-08-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/01/2013-14/5335/13-14 dt: 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0029 dated: 20-05-2014 for the following:-

1.	Licence Fees	: 1,46,28,660.00
2.	Ground Rent	: 74,86,350.00
3.	Betterment Charges	
	a) For Building	: 3,85,024.00
	b) For Site	: 46,16,624.00
4.	Security Deposit	: 1,83,04,860.00
5.	Plan copy & Compound wall charges	: 3,03,509.00
6.	1% Labour Cess for Administrative charges	: 1,97,092.00
	TOTAL	: 4,60,94,121.00
		SAY Rs. 4,60,00,000/-

(Rupees four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 220616 dt:20-05-2014, AXIS BANK BANGALORE Branch.

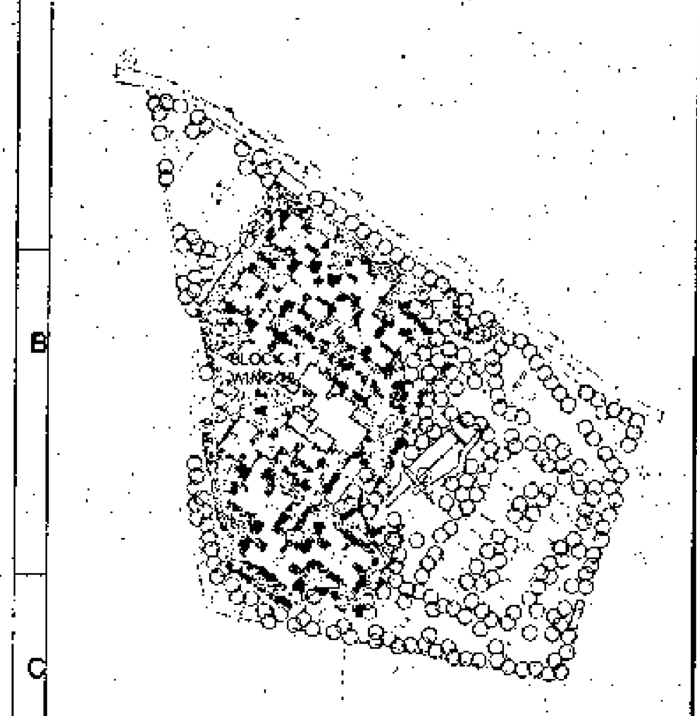
NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of license fee for sanction of this plans is subject to result of W.P. No. 4906/2008 & 2993/2008.

ಮೂಲ ಪ್ರತಿ :

ಈ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶ ದಿನಾಂಕ 13-05-2014 ...
... ದಿನಾಂಕ 29-05-2014
... ದಿನಾಂಕ 29-05-2014 ...
28-05-2014 ...

(Signature)

KEY PLAN
NTS



SCHEDULE OF OPENINGS

S.N	DESCRIPTION	TYPE	SIZE	REMARKS
1	GLASS DOOR	GD	1250X2150	GLASS
2	GLASS DOOR	GD1	1550X2150	GLASS
3	GLASS DOOR	GD2	1850X2150	GLASS
4	DOOR	D1	950X2150	WOODEN
5	DOOR	D2	850X2150	WOODEN
6	FIXED GLASS WINDOW	FG		
7	SLIDING DOOR	SD	2430X2150	GLASS
8	VENTILATOR	V1	780X930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	480X930	ALUMINIUM OPENABLE

OWNER'S SIGNATURE

SIGN... *H.R. Chandrashekar*

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN...
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail : architects@sobha.com

DEALT BY: LAKSHMI	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
N	DRAWING NO.: AS 26
	REV.NO.

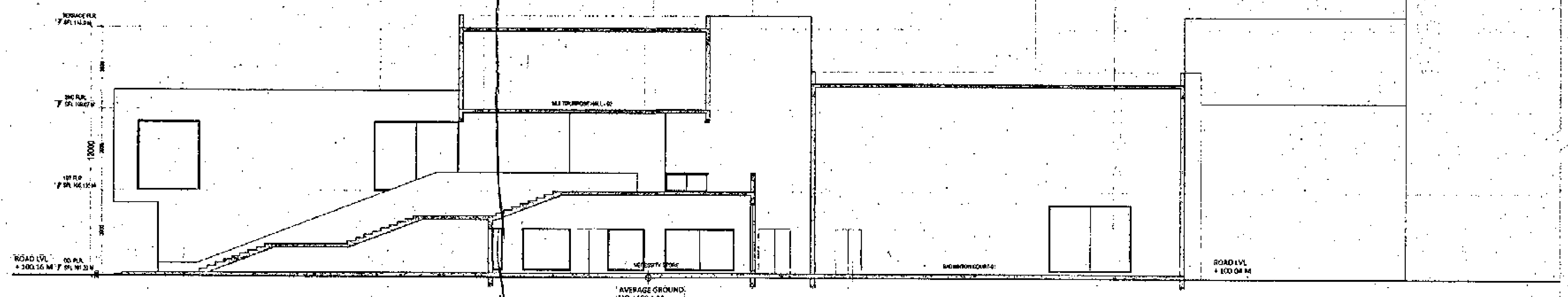
JOB TITLE

PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21/27/, 15/1, 15/2, 16/1 A,B,C & 16/2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

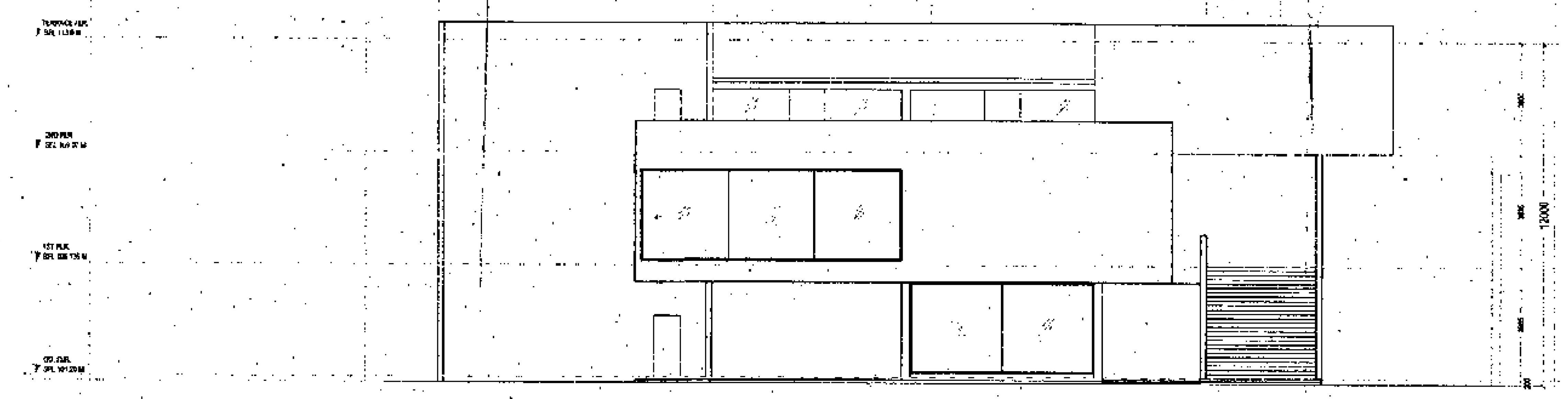
DRAWING TITLE

BLOCK -1
WING 12
SECOND & TERRACE FLOOR PLAN

SHEET NO : 26



(1) SECTION AA
SCALE 1:100



(2) ELEVATION
SCALE 1:100

BBMP / Addl Dir / JD (S) / LP 0817/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) SBF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SE-AA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (6% of the total area).
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (CEÆ AzÁV ªÁE(PE) ¥ÁvÁæ AASE): LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC(1) 568/2013 dt: 03-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	KSPCB	Acknowledgement dt: 23-11-2013	
4	SEIAA	SEIAA 206 CON : 2013 dt 03-10-2013	
5	BWSSB	Acknowledgement dt: 26-09-2013	
6	BESCOM	CE (E)/BMAZ/SEE/AEE-4/146/7976-87 dt: 22-02-2014	
7	BSNL	AGM (TP/S-8/2013-14/00-24/20 dt @ 20-8 dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-44/15-14/6867/13-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/01/2013-14/3985/15-14 dt: 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0829 dated: 20-05-2014 for the following:-

1	Licence Fees	1,40,90,660.00
2	Ground Rent	74,86,380.00
3.	Betterment Charges	
	a) For Building	5,59,024.00
	b) For Site	46,16,624.00
4	Security Deposit	1,83,04,900.00
5	Plan copy & Compound wall charges	3,05,800.00
6	1% Labour Cess for Administrative charges	1,97,032.00
	TOTAL	4,59,85,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D. No. 229016 dt 20-05-2014, AXIS BANK BANGALORE Branch

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 20221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 4906/2008 & 2993/2005.

ಮೂಲ ಪ್ರತಿ

ಪ್ಲ ... 17-07-2014 ... 17/7/14 ... 29-05-2014 ... 29-05-2014 ... 29-05-2016 ...
(ಬಿಬಿಎಂಪಿ ಅಧಿಕಾರಿ ಮುದ್ರೆ)

KEY PLAN
NTS

SCHEDULE OF OPENINGS

SCHEDULE OF OPENINGS				
S.N	DESCRIPTION	TYPE	SIZE	REMARKS
1	GLASS DOOR	GD	1250X2150	GLASS
2	GLASS DOOR	GD1	1550X2150	GLASS
3	GLASS DOOR	GD2	1850X2150	GLASS
4	DOOR	D1	950X2150	WOODEN
5	DOOR	D2	850X2150	WOODEN
6	FIXED GLASS WINDOW	FG		
7	SLIDING DOOR	SD	2430X2150	GLASS
8	VENTILATOR	V1	760X930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	480X930	ALUMINIUM OPENABLE

OWNER'S SIGNATURE

SIGN... H.R. Chandrashekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

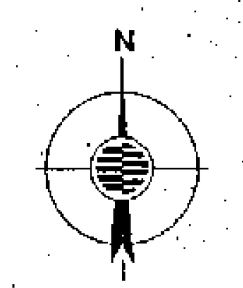
ARCHITECTS SIGNATURE

SIGN...
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: LAKSHMI	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 27
	REV.NO.



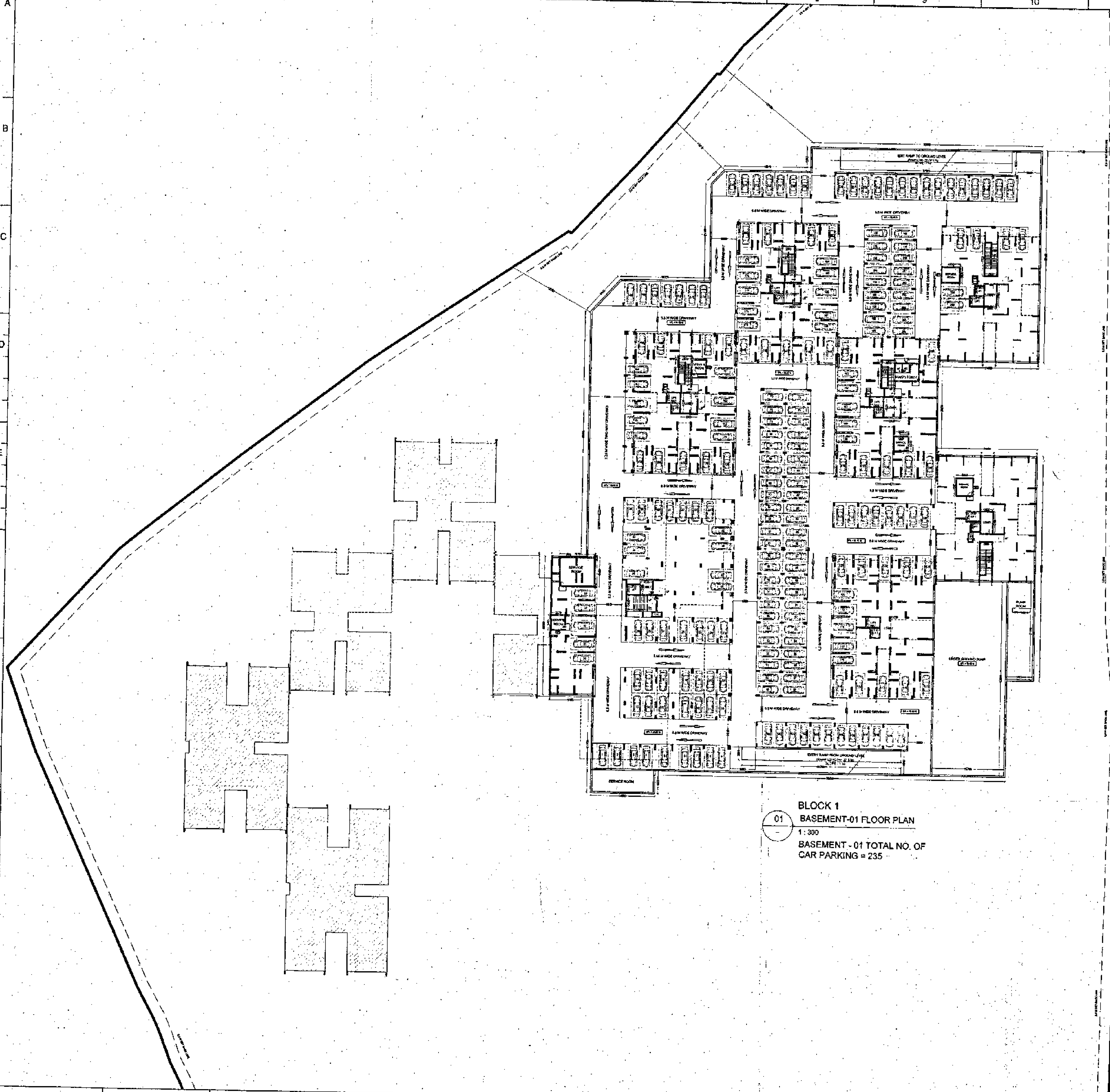
JOB TITLE

PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

BLOCK -1
WING 12
SECTION & ELEVATION

SHEET NO : 27



BLOCK 1
01 BASEMENT-01 FLOOR PLAN
1 : 300
BASEMENT - 01 TOTAL NO. OF CAR PARKING = 235

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 5, 6 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area)
36) 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.
37) 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.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (ಲೇಬರ್ ...) LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 896/2013 dt: 03-05-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	KSPCB	Acknowledgement dt: 23-11-2013	
4	SEIAA	SEIAA : 208 : CON : 2013 dt: 03-10-2013	
5	BWSSB	Acknowledgement dt: 28-08-2013	
6	BESCOM	CE (EY&M)/SE/AEE-4/148/7976-81 dt: 12-02-2014	
7	BSNL	AGM (TP/S-6/2013-14/Vol-24/20 dt @ BG-6 dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-44/13-14/5587/13-14 dt: 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/01/2013-14/3395/13-14 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0029 dated: 20-05-2014 for the following:-

1.	Licence Fees	1,48,36,660.00
2.	Ground Rent	74,86,380.00
3.	Betterment Charges	
	a) For Building	3,19,024.00
	b) For Site	48,16,624.00
4.	Security Deposit	1,83,04,800.00
5.	Plan copy & Compound wall charges	3,03,900.00
6.	1% Labour Cess for Administrative charges	1,97,032.00
	TOTAL	4,60,36,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

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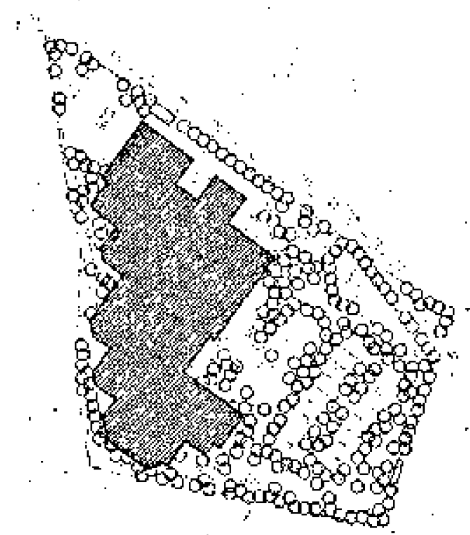
7. Labour Cess Rs. 1,95,05,200/- vide DD No. 226016 dt:20-05-2014, AXIS BANK BANGALORE Branch

NOTE: I) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P No. 28221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
II) Payment of licence fee for sanction of this plans is subject to result of W.P. No. ... 2006/2008.

ದಿನಾಂಕ 13/05/2014 ... 0617/13-14 ... 29/05/2014 ... 27/05/2014 ... 28/05/2014 ...

KEY PLAN (NTS)



SCHEDULE OF OPENINGS

S.N	DESCRIPTION	TYPE	SIZE
01	DOOR	D1	950X2150
02	DOOR	D2	850X2150
03	WINDOW	W5	1800X1030
04	VENTILATOR	V4	630X930
05	FIRE RATED DOOR	FRD	1050X2150

OWNER'S SIGNATURE

SIGN. H.R. Chandrashekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

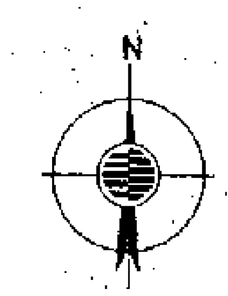
SIGN.

(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: LAKSHMI	SCALE : 1:300
CHECKED BY: MEENAL	DATE : 28/05/2014
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 28
	REV.NO.



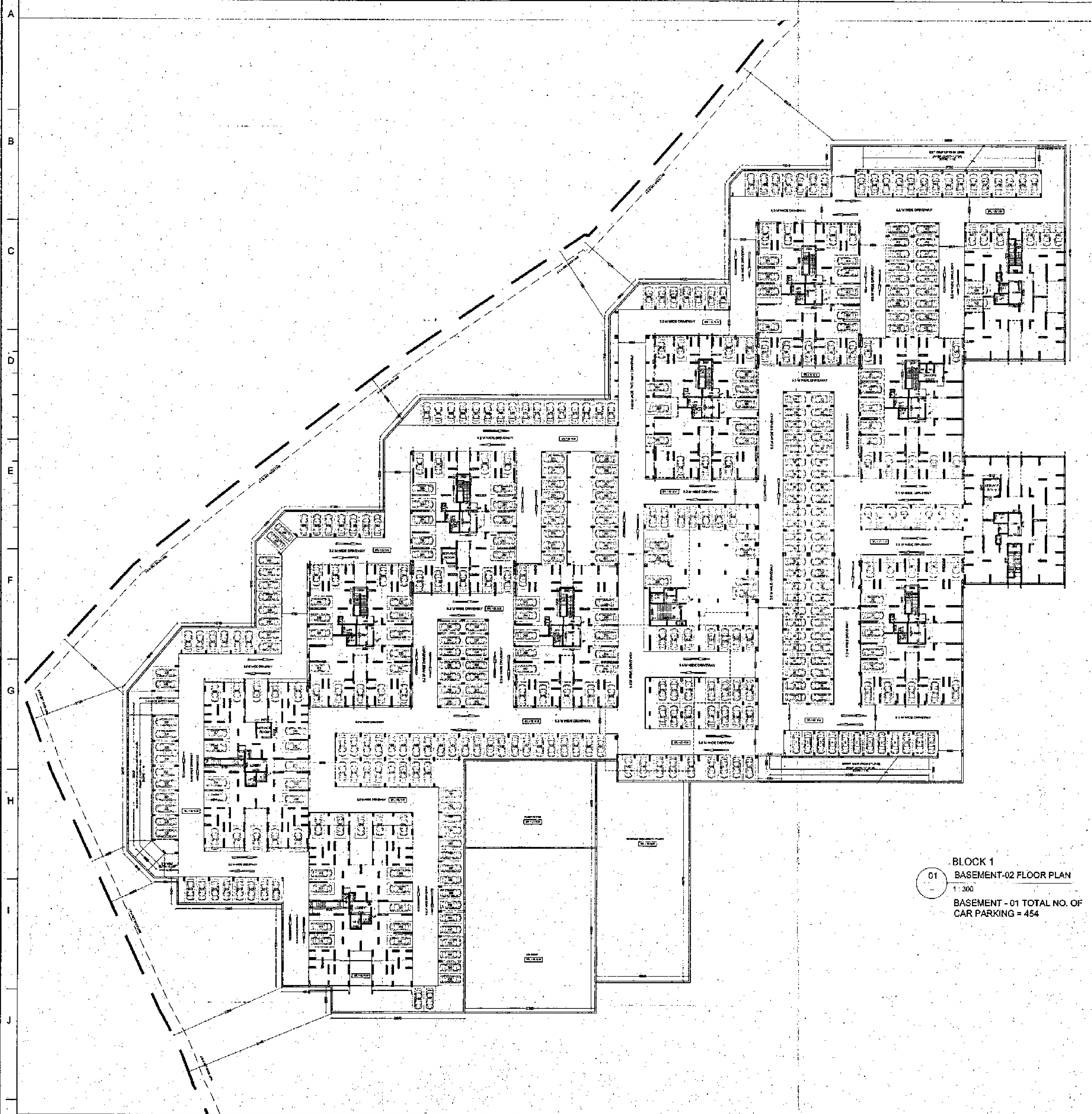
JOB TITLE

PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

BASEMENT - 01 PLAN

SHEET NO : 28



BLOCK 1
01 BASEMENT-02 FLOOR PLAN
1 : 300

BASEMENT - 01 TOTAL NO. OF CAR PARKING = 454

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

I Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
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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 (PE/E A;AV "A/E/PE) VAvAm AASE& LD/95/LET/2013, dated: 01-04-2013

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6	BESCOM	CE (EVBMZ/SE/AEE-4/1457978-81 dt. 22-02-2014	
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9	Change of Land Use from BDA	BDA/TPM/CLU/01/2013-14/3390/13-14 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/DTPSUT/01/2014-15/May/0020 dated: 20-05-2014 for the following:-

1.	Licence Fees	: 1,45,06,680.00
2.	Ground Rent	: 74,90,380.00
3.	Betterment Charges	
	a) For Building	: 3,88,024.00
	b) For Site	: 46,16,624.00
4.	Security Deposit	: 1,83,04,600.00
5.	Plan copy & Compound wall charges	: 3,03,800.00
6.	1% Labour Cess for Administrative charges	: 1,97,032.00
	TOTAL	: 4,58,36,331.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 226016 dt.20-05-2014, AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P No. 20221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 4908/2008 & 2963/2008

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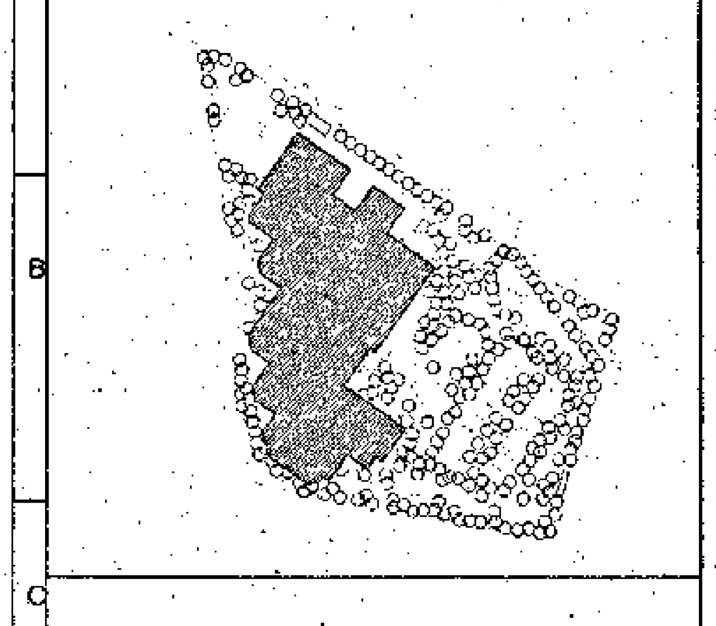
ದಿನಾಂಕ: 13/05/2014 ... 29/05/2014 ... 29/05/2014 ... 28/05/2014

KEY PLAN (NTS)



SCHEDULE OF OPENINGS

S.N	DESCRIPTION	TYPE	SIZE
01	DOOR	D1	950X2150
02	DOOR	D2	850X2150
03	WINDOW	W5	1800X1030
04	VENTILATOR	V4	630X930
05	FIRE RATED DOOR	FRD	1050X2150

OWNER'S SIGNATURE

SIGN. H.R. Chandrashekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

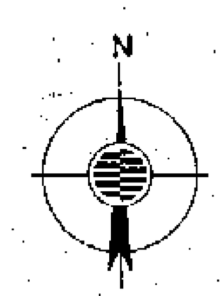
ARCHITECTS SIGNATURE

SIGN.
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: LAKSHMI	SCALE : 1:300
CHECKED BY: MEENAL	DATE : 28/05/2014
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 29
	REV.NO.



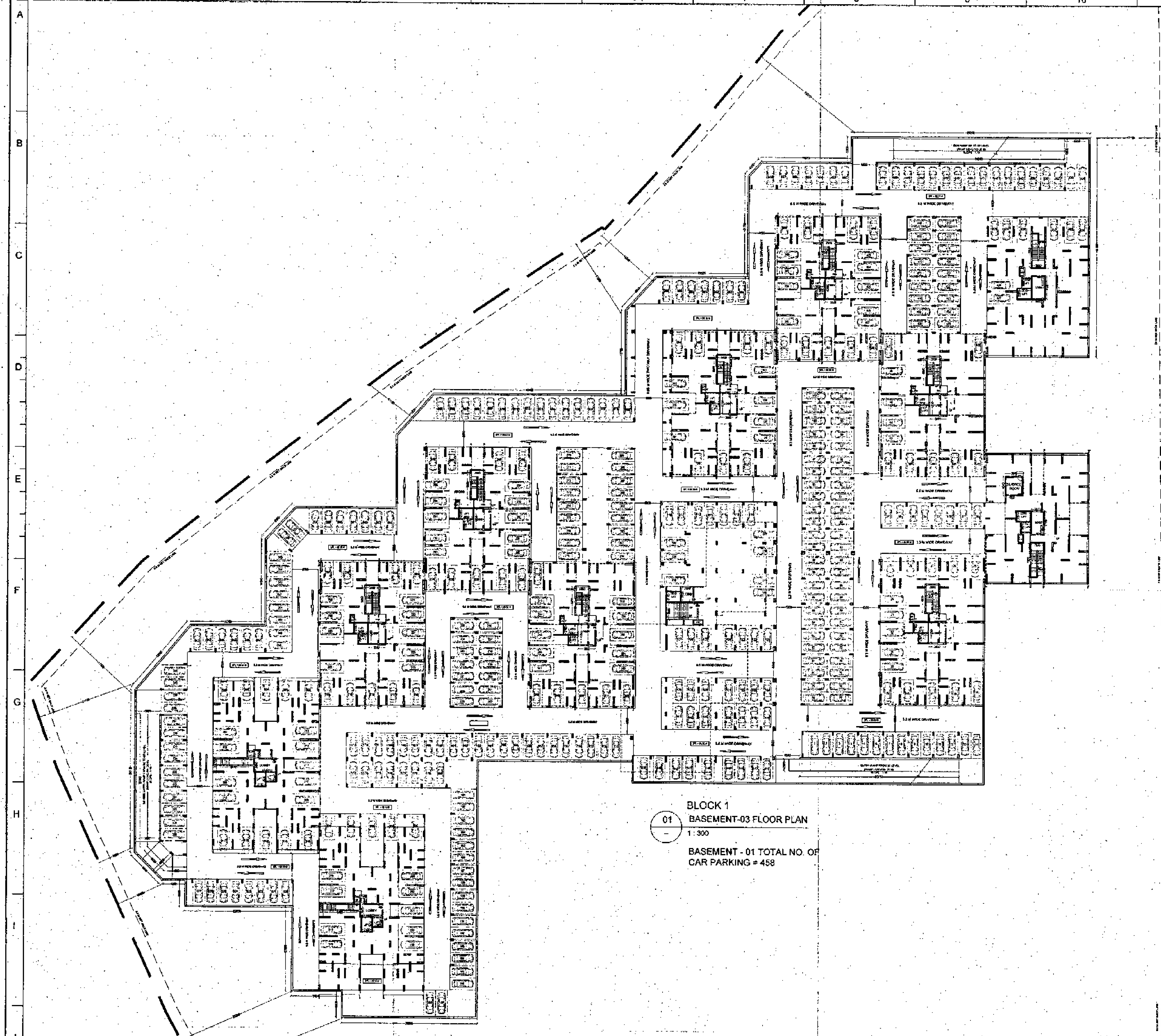
JOB TITLE

PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

BASEMENT - 02 PLAN

SHEET NO : 29



BLOCK 1

01 BASEMENT-03 FLOOR PLAN

1 : 300

BASEMENT - 01 TOTAL NO. OF CAR PARKING = 458

BBMP / Addl.Dir / JD (S) / LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (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 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-3 (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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(b).
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 required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
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) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the sital area).
36) The owner / Association of high-rise 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.
37) The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) 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.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
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 (°E¸E AzAV °A£ÉrPÉL¥ÀvÀæ AASE¤ LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

II. NOC Details

Sl. No	Name of the Statutory Department	Reference No & Date	Conditions Imposed
1	Fire Force Department	GBC (1) 666/2013 dt: 03-06-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	KSPCB	Acknowledgement dt: 23-11-2013	
4	SEIAA	SEIAA : 206 : CON : 2013 dt: 03-10-2013	
5	BWSSB	Acknowledgement dt: 28-08-2013	
6	BESCOM	CE (EVBMZ/SE/AEE-4/148/7175-81-dt: 22-02-2014	
7	BSNL	AGM (TP/S-6/2013-14/Vol-24/20 dt @ BG-8 dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TPV/DLP-44/13-14/6387/13-14 dt: 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/CLU/01/2013-14/3395/13-14 dt: 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPSUT/01/2014-15/May/0029 dated: 20-05-2014 for the following.

1.	Licence Fees	: 1,40,94,580.00
2.	Ground Rent	: 74,96,390.00
3.	Betterment Charges	
	a) For Building	: 3,88,624.00
	b) For Site	: 40,16,624.00
4.	Security Deposit	: 1,63,04,800.00
5.	Plan copy & Compound wall charges	: 3,03,800.00
6.	1% Labour Cess for Administrative charges	: 1,91,032.00
	TOTAL	: 4,69,96,321.00
		SAY Rs. 4,60,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 226015 dt 20-05-2014, AXIS BANK BANGALORE Branch

NOTE 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of the plans is subject to result of W.P. No. 4906/2008 & 7965/2008

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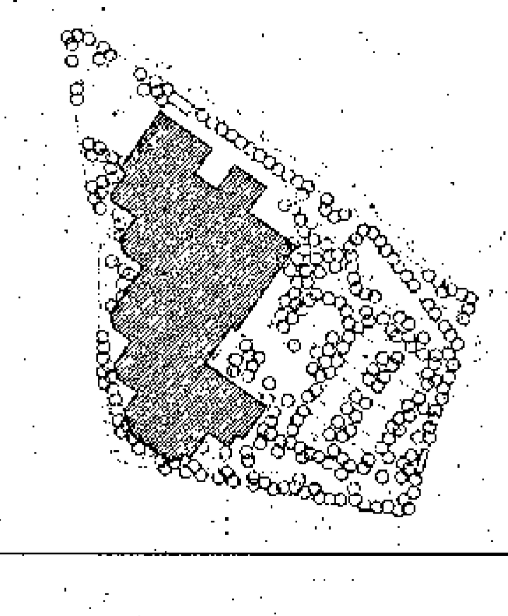
KEY PLAN (NTS)



SCHEDULE OF OPENINGS

S.N	DESCRIPTION	TYPE	SIZE
01	DOOR	D1	950X2150
02	DOOR	D2	850X2150
03	WINDOW	W5	1800X1030
04	VENTILATOR	V4	630X930
05	FIRE RATED DOOR	FRD	1050X2150

OWNER'S SIGNATURE

SIGN. H.R. Chandru

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

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OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49320000
E-mail: architects@sobha.com

DEALT BY: LAKSHMI	SCALE : 1:300
CHECKED BY: MEENAL	DATE : 28/05/2014
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 30
	REV.NO.

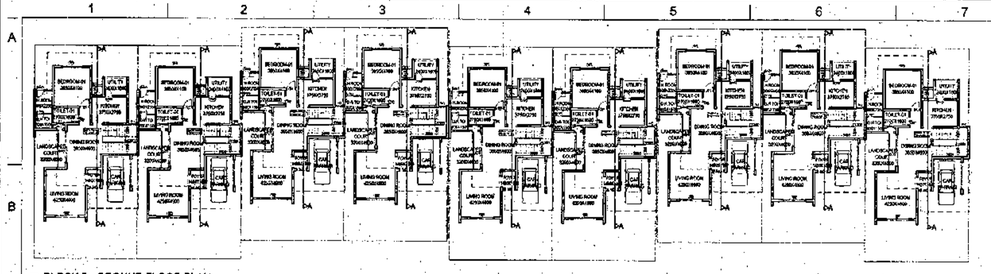
JOB TITLE

PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

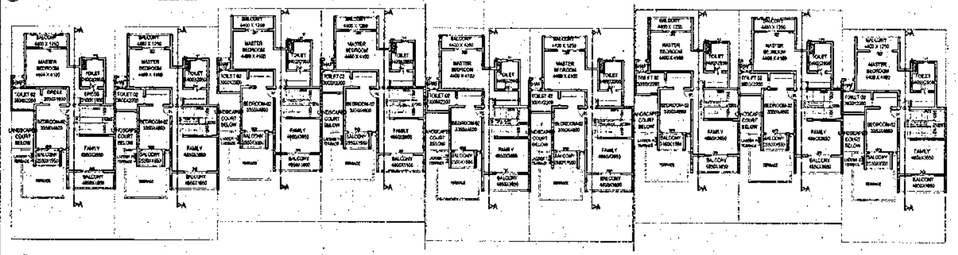
DRAWING TITLE

BASEMENT - 03 PLAN

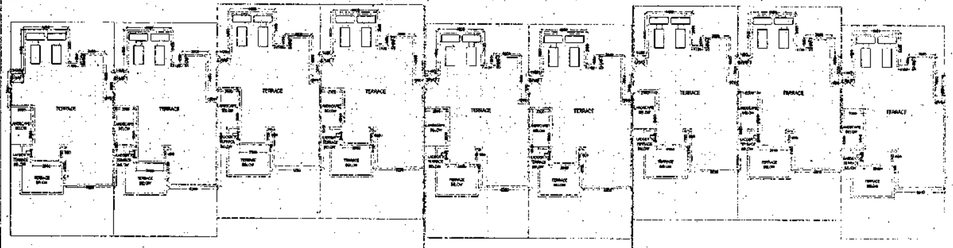
SHEET NO : 30



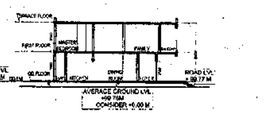
1 BLOCK 2 - GROUND FLOOR PLAN
SCALE 1:200



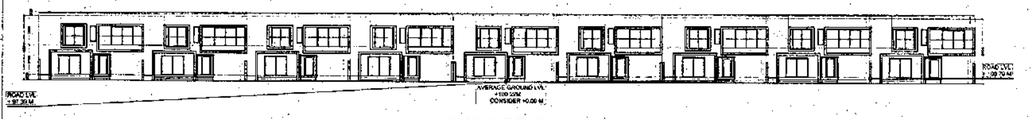
2 BLOCK 2 - FIRST FLOOR PLAN
SCALE 1:200



3 BLOCK 2 - TERRACE FLOOR PLAN
SCALE 1:200



4 BLOCK 2 - SECTION AA
SCALE 1:200



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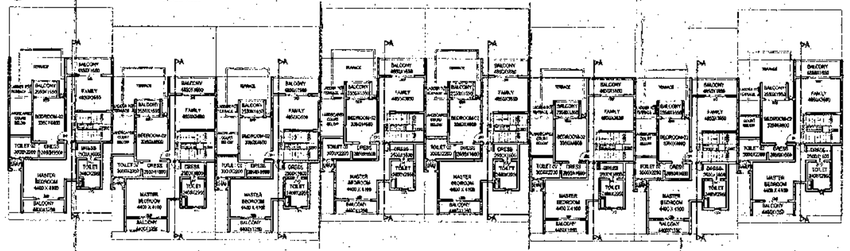

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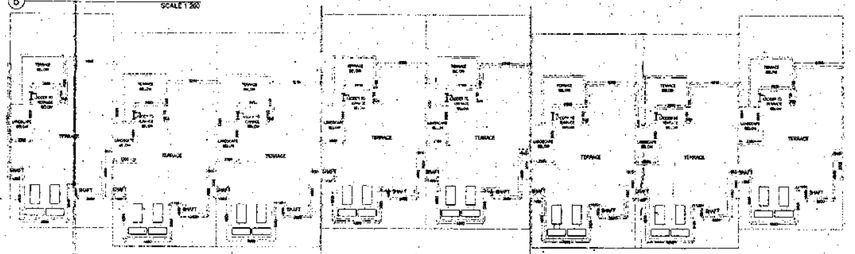
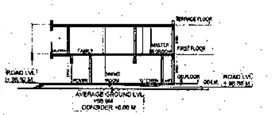
SCALE 1:200

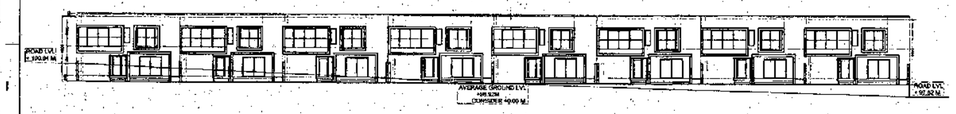


7 BLOCK 3 - TERRACE FLOOR PLAN
SCALE 1:200



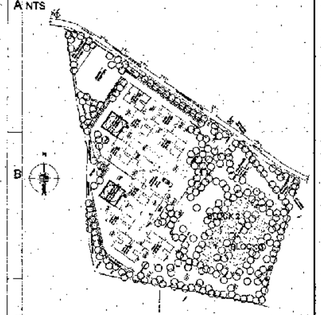
8 BLOCK 3 - SECTION AA
SCALE 1:200

9 BLOCK 2 - ELEVATION
SCALE 1:200



10 BLOCK 3 - ELEVATION
SCALE 1:200

KEY PLAN
NTS



SCHEDULE OF OPENINGS

S.N	DESCRIPTION	TYPE	SIZE	REMARKS
1	ENTRANCE DOOR	ED	1050X2150	WOODEN
2	DOOR	D1	950X2150	WOODEN
3	DOOR	D2	850X2150	WOODEN
4	DOOR / WINDOW	DW1	830X2150 870X1030	WOODEN
5	DOOR / WINDOW	DW2	830X2150 1350X1030	WOODEN
6	WINDOW	W1	2130X1680	ALUMINIUM
7	WINDOW	W2	730X1680	ALUMINIUM
8	WINDOW	W3	400X1680	ALUMINIUM
9	SLIDING DOOR	SD	2430X2150	GLASS
10	SLIDING DOOR	SD1	330X2150	GLASS
11	SLIDING DOOR	SD2	2130X2150	GLASS
12	VENTILATOR	V1	630X930	ALUMINIUM OPENABLE
13	VENTILATOR	V1A	630X1230	ALUMINIUM OPENABLE
14	VENTILATOR	V2	630X930	ALUMINIUM OPENABLE

OWNER'S SIGNATURE

SIGN. H.R. Chandrashekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.....
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-558 / 93-94

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TEL : 49320200
E-mail: architects@sobha.com

DEALT BY: LAKSHMI	SCALE : 1:200
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 31
	REV.NO.

JOB TITLE

PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

BLOCK - 2 & 3
FLOOR PLANS
SECTION & ELEVATION

SHEET NO : 31