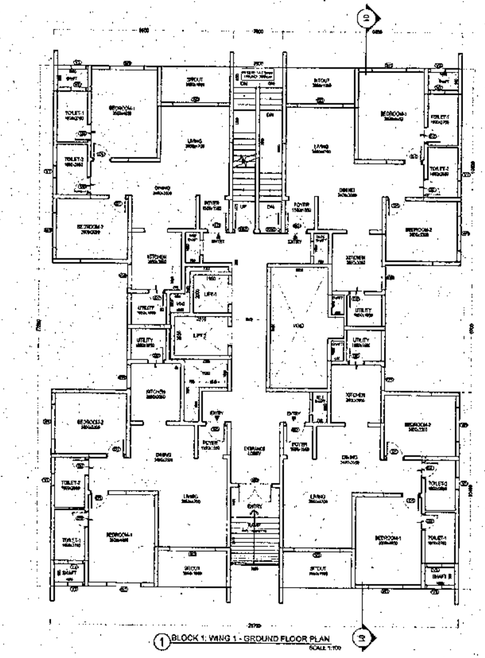
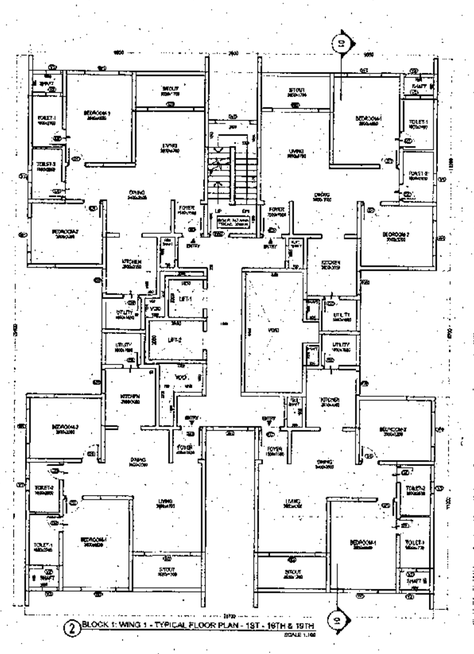
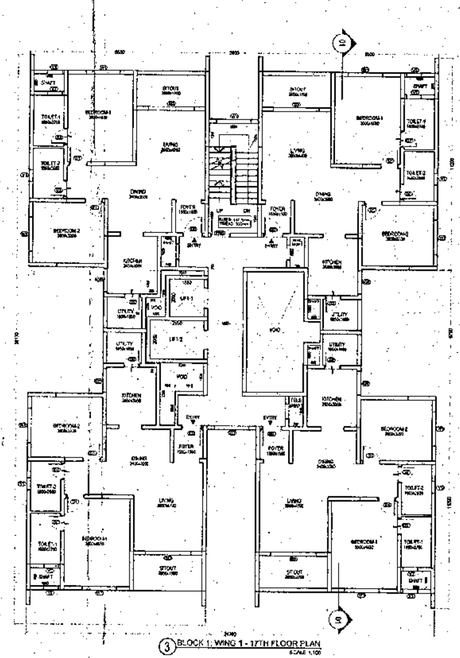
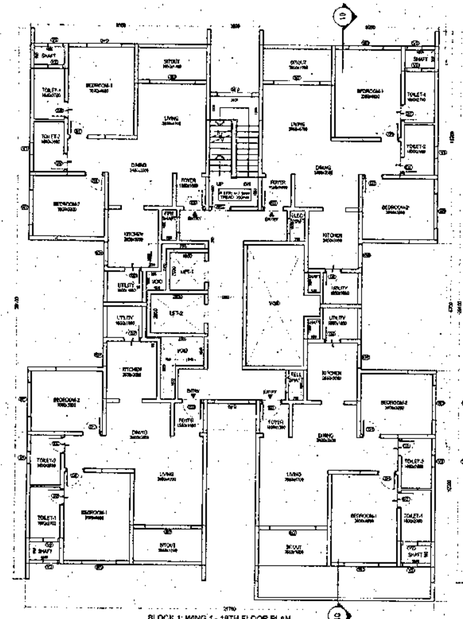
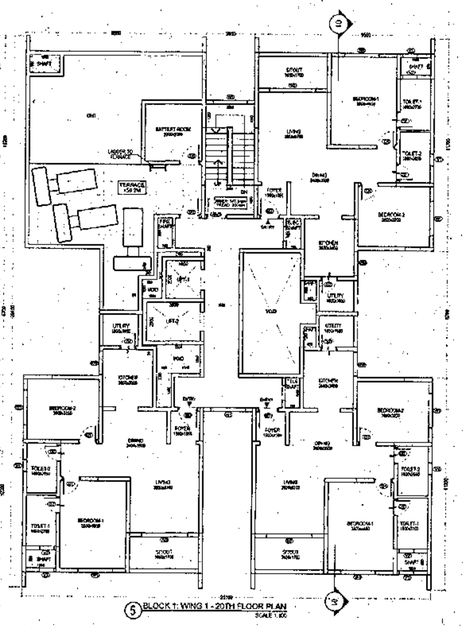
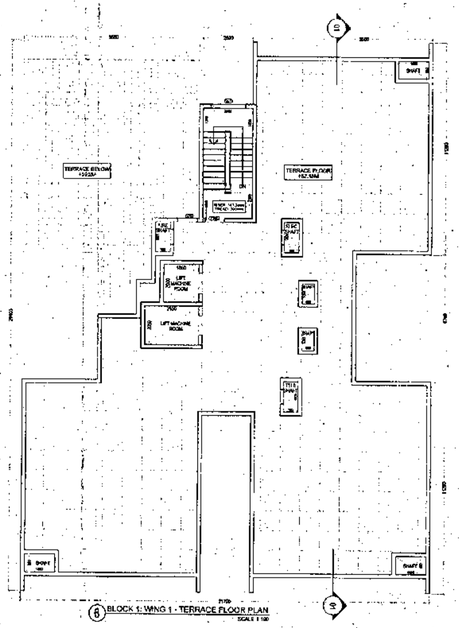












BLOCK 1 WING 1 TOTAL APARTMENT NOS. = 83

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

Conditions:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING:**
   a) Construction of Block 1 Wing 1 (a) 4, 5 - 18+G+20 UF & Wing 5 - 35+G+19 UF Wing 7, 8, 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) 3887.88 Sq.Mtrs Surface area declared 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 Ltrs.
5) Necessary clucks for rubbish, kitchen, toilets & ground level for public 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 accidents / unforeseen incidents arising during the time of construction.
8) The applicant shall not store 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 accessory to all the flats and tenements.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per **R.E.R.A.** (Sec 3 (2) (c)) more than 3.66 mtrs from the building within the premises.
11) The applicant shall provide a separate room premises 4.00 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 36.
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 approved sanctioned plans with specifications shall be mounted on a frame and displayed and then shall be shown to the building inspector.
16) If owner / Society 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, warning in the second instance and cancels the registration if the same is repeated for the third time.
17) Technical personnels employed as owner as in the case may be shall familiarise to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-5 (a) 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) Commencing or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of licence & 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 order 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 as per 10 zone and earthquake resistant design of structures' vide IS 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) Ramps for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building Bye Laws 2003 shall be insisted.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and separate ramp and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the sunpad away.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 22, 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 late hours.
30) Garbage originating from apartments / Commercial blocks shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required (capacity indicated in stilt for 83 no.s of residential / apartments for residential Units of 36 and above and 6000 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 water 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 starting 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 built 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 every two years.
37) The Owner / Association of the highrise building shall get the building inspected by authorised agencies of the Fire Force Department, to ensure that the fire equipments installed are in good and workable condition, and an undertaking 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 various conditions of Electrical installations / Lifts etc. The certificates 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 – Drills in the building, one before the arrival of summer and another during the summer and assure corrective safety in view of fire hazards.
40) All other conditions as given 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 sanctions is deemed cancelled.

Bescom Conditions as per Labour Department of Government of Karnataka vide ADDENDUM NO.LE/MISC/CR-1/2013-14, dated:31.05.2013

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 Asst 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 the 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. Last or 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 as 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 dispute found to be false or fabricated, the plan sanction will stands cancelled automatically and legal action will be initiated.

N NOC Details:

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	CR(1) 366/2013 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	AAI/Development dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	SEIAA	SEIAA 302 CON/ 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 26-06-2013	
6	BESCOM	CE (B'ANG)/SE(PEE-4)/EE(TP-5)/ F.no. 23.05.2014	
7	KSPCB	AW-217570-[MOD]/13-14/CTE/14970 dt. @ 8-3-14 to 31-03-19 (RC)	
8	Development Plan approval from BDA	SE(NT)/BBMP/LP-4475/14-15/EE(T)/D-14 dt. 21.05.2014	
9	Change of Land Use from BDA	BDA/TP&MD/CLU/0015/14-15/SE-2/EE(T)/2013	

10. The Applicant has paid the fee vide Receipt No. TPUDTPSUT/0142014-15/Misc/0029 dated: 20-05-2014 for the following:-

1. Licence Fees	1,46,98,699.00
2. Ground Rent	74,99,280.00
3. Betterment Charges	
a) For Building	2,68,014.00
b) For Site	46,16,624.00
4. Security Deposit	1,50,04,800.00
5. Plan copy & Compound wall charges	3,00,800.00
6. 1% Labour Cess for Adm/structure charges	1,87,972.00
TOTAL	4,96,51,169
	SAY Rs. 4,96,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,96,00,000/- vide D.D No. 229016 dt.30-05-2014,AXIS BANK BANGALORE Branch

NOTE: 1) The demand for payment of Park & Open Space fee is decided as per the orders of Hon'ble High Court vide W.P No. 25281/2010 (LB-BMP), however, this is subject for condition for remittance of such total or future, based on the outcome of this Court orders.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 49662/2008 & 20013/2010.

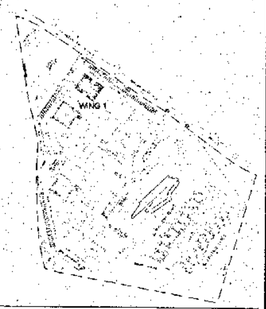
ಮಂಜೂರಿ ಪತ್ರಿ:

ಸದ್ಯ ಮಂಜೂರಾಗುತ್ತಿರುವ ಕಟ್ಟಡವು ಅಧಿಕೃತ ಮಂಜೂರಾತಿಯ ಪತ್ರ ದಿನಾಂಕ 13/06/2014 ರಂದು ಮಂಜೂರಾಗಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆಯಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆ ಮಾಡಿರುವುದಿಲ್ಲ. ದಿನಾಂಕ 29/05/2014 ರಂದು ಪರಿಶೀಲಿಸಿದಾಗ ಮಂಜೂರಾಗಿರುವ ಪ್ರಕಾರವೇ ಕಟ್ಟಡ ನಿರ್ಮಾಣವಾಗಿರುತ್ತದೆ. ದಿನಾಂಕ 29/05/2014 ರಂದು ಕಟ್ಟಡವನ್ನು ಪರಿಶೀಲಿಸಿದಾಗ ಮಂಜೂರಾಗಿರುವ ಪ್ರಕಾರವೇ ಕಟ್ಟಡ ನಿರ್ಮಾಣವಾಗಿರುತ್ತದೆ.

ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪರವಾನಿಗೆ ಪತ್ರಕ್ಕೆ ಅನುಬಂಧ ಪತ್ರ ಲಗತ್ತಿಸಿದೆ.

ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪರವಾನಿಗೆ ಪತ್ರಕ್ಕೆ ಅನುಬಂಧ ಪತ್ರ ಲಗತ್ತಿಸಿದೆ.

KEY PLAN
A 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
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 OPERABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPERABLE
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 1830	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	KITCHEN WINDOW	KW	1250 x 1830	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 : 46320000
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

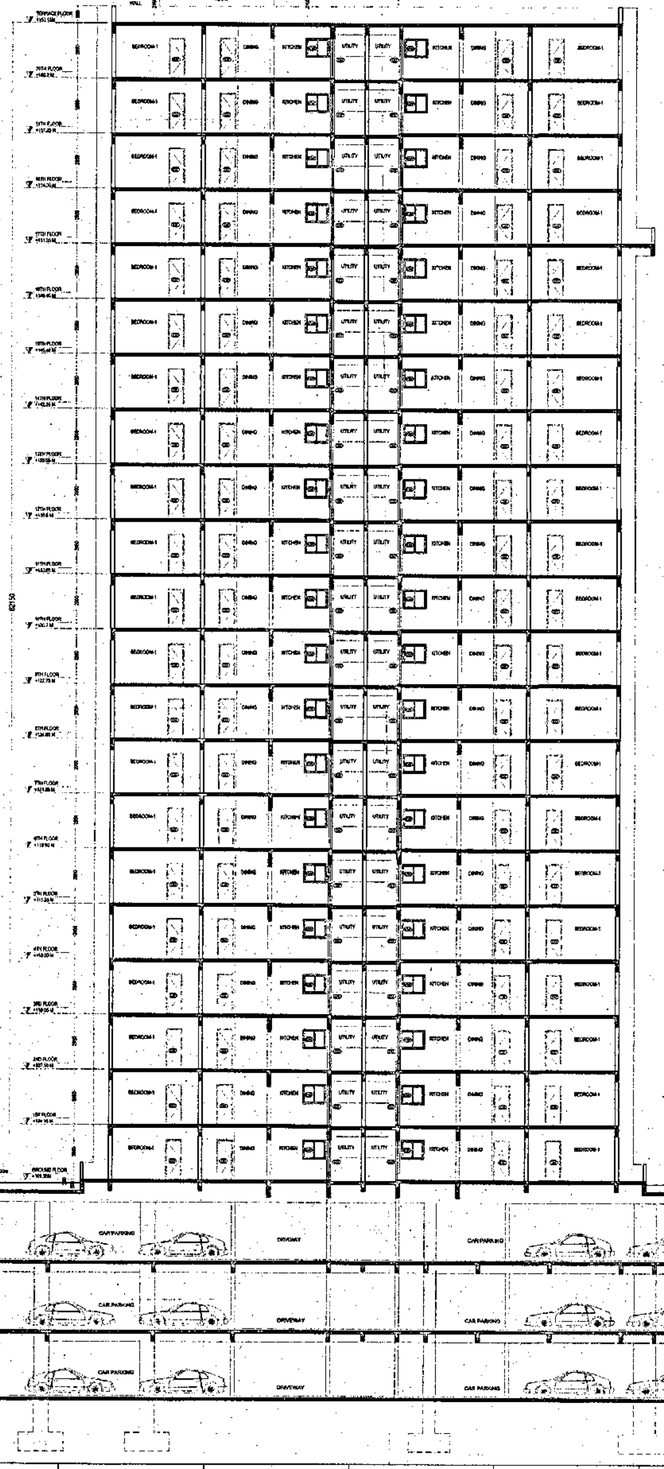
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 15 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

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

BMRDA/ Addl.DC/ JD-181/LP 0617/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
   a) Construction of Block-1 Wing-1 for 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 clubs for running telephone cabins, cupboard, 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 completion.
7) The applicant shall insure all workmen involved in the construction work against any accident / workmen incidents 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 cartage/shifted to road by dumping yard.
9) The applicants / licensee 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 (S & D) code leaving 3.00 mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.60 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. 28.
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 area.
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) Licence and approved plans must 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 and report to 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 abide by the rules, duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-A (a) to N).
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 Indian Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2000 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 – 55) 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 helpers) and also ensure that the same is approached through a ramp for the physically handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be accorded only after ensuring that the provisions of conditions mere at, no. 25, 24, 25 & 26 are complied 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 also before 06.00 PM to avoid disturbance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic wastes and should be processed in the Recycling processing unit(required capacity installed as per bye law no. 34(a)) / Disposed (Applicable for Residential Units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures and basements shall be designed for structural stability and safety to ensure for and wash-offs during the carrying out of excavation for basement with safe design for retaining walls and super structures 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 highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. Fire certificate should be produced to the concerned 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 mock – drills 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 proposal should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanctioned is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM RDE 84 LET 14 BNG 2013, Dated: 21-06-2013

1. Registration of Applicants / Builder / Owner / Contractor and the construction workers working in the construction work 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 engage a construction workers in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

1. Adequate sanitation 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. BMRP will not be responsible for any dispute that may arise in respect of property in question.
5. 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.

N.O.C Details:

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	CFO (1) 396/2013 dt: 03-05-2014	Fire Certificate should be obtained before the Occupancy Order
2	Airport Authority of India	Acknowledgement dt: 07.11.2013	should be adhered to.
3	ASP/CA	Acknowledgement dt: 23-01-2013	
4	SEIAA	SEIAA/ 295 / CON / 2013 dt: 05-12-2013	
5	BWSSB	Acknowledgement dt: 28-08-2013	
6	HT to Cable	CE (COMMERCIAL) EE (HT-I) BESCOM/ HT-I/ AEE-4/ 487/ 78-81 dt: 22-02-2014	
7	BSNL	AGM (TF-I) O/O GMTD BNG dt: 6/2-4 dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TP/NOC/2013-14/ 0002/13-14 dt: 24-09-2014	
9	Change of Land Use from BDA	BDA/TP/MOD/2013-14/ 0003/13-14 dt: 20-10-2013	

10. The Applicant has paid the fee vide Receipt No. TPNJTP-BUTH/13014-15/May/0638 dated: 22-05-2014 for the following:-

1. Licence Fees	1,46,98,880.00
2. Ground Rent	78,98,580.00
3. Betterment Charges	
a) For Building	9,98,004.00
b) For Site	45,15,624.00
4. Security Deposit	1,85,04,800.00
5. Plan Issue & Corresponding charges	2,97,600.00
6. 1% Labour Cess for Administrative charges	1,27,000.00
TOTAL	4,26,38,371.00
	SAY Rs. 4,26,40,000/-

(Rupees Four crores Forty lakhs only)

7. Labour Cess Rs. 1,95,08,2000 vide D.D No. 226018 dt:20-05-2014 A208 BANK BANGALORE District.

NOTE: 1) The demand for payment of Part-II Open Space fee is subjected as per the orders of Honble High Court vide W.P Nos. 2052/10290 (LB-BMP), however, the is subject to condition for maintenance of such road is taken, 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. 48636/2008 & 2ND/2009.

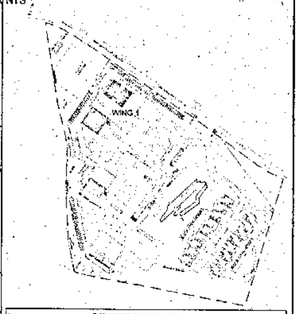
ಮೂಲ ಪ್ರತಿ:

ಸ್ಥಳ ಪರಿಶೀಲನೆಯಲ್ಲಿ ಕಂಡು ಬಂದಂತಹ ಅಂಶಗಳು Dated: 19/05/2014 ರಂದಿನ ಬಿಎಂಆರ್ಪಿ ಅಧಿಕಾರಿಗಳ ಜ್ಞಾಪನಾ ಪತ್ರದಲ್ಲಿ ಉಲ್ಲೇಖಿಸಿದ್ದು ಸದರಿ ಜ್ಞಾಪನಾ ಪತ್ರವು Dated: 23/05/2014 ರಂದು ಸಲ್ಲಿಕೆಯಾಗಿರುತ್ತದೆ.

ಸದರಿ ಸ್ಥಳ ಪರಿಶೀಲನೆಯಲ್ಲಿ ಮೇಲ್ಕಾಣಿಸಿದ ಕಂಡುಬಂದ ಅಂಶಗಳನ್ನು ಅಳವಡಿಸಿಕೊಳ್ಳಲಾಗಿದೆ. Dated: 27/05/2014 ರಂದು ಸಲ್ಲಿಸಿರುವ 28/05/2014 ರಂದಿನ ಮೂಲ ಪ್ರತಿಯಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆಗಳಾಗಿರುವುದಿಲ್ಲ.

(ಅಂತಿಮ ಪರಿಶೀಲನೆ ಅಂಶಗಳು)

KEY PLAN
NTS



SCHEDULE OF OPENINGS

SI.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
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	ALUMINUM 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	3230 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.....
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 : 43220000
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 04
	REV.NO.

JOB TITLE

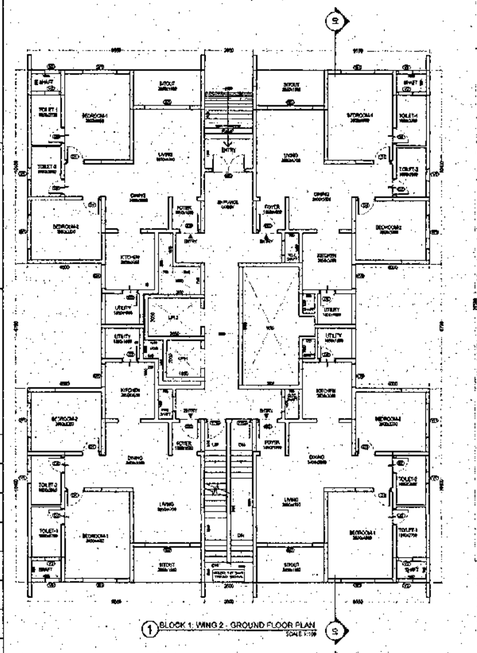
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE, WARD NO. 192

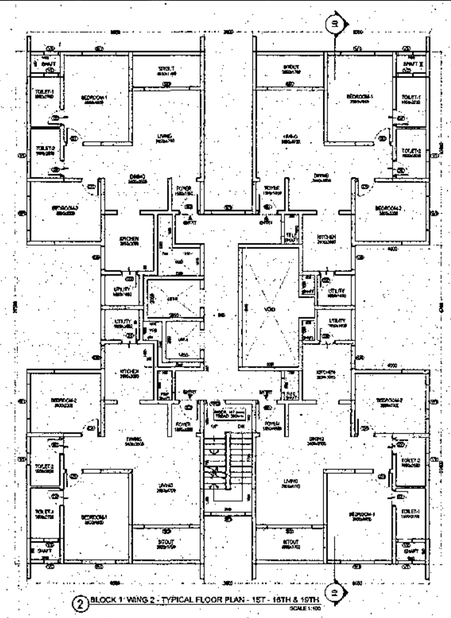
DRAWING TITLE

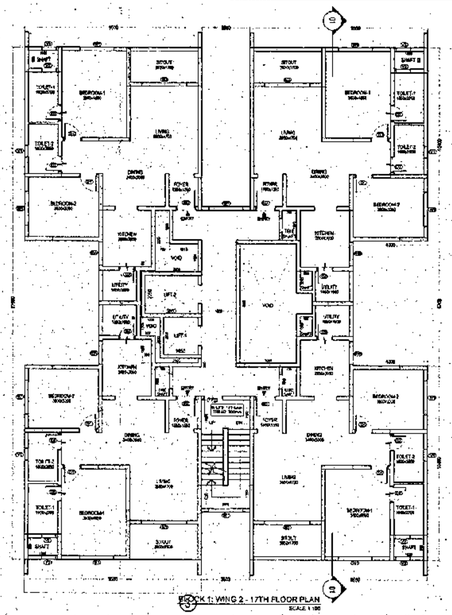
BLOCK -1
WING 1

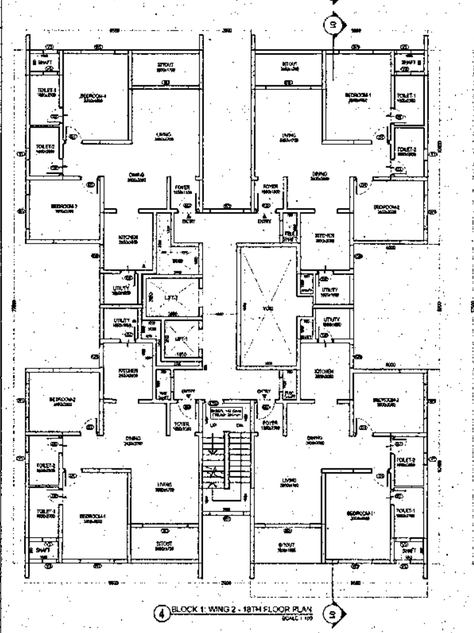
SECTION ELEVATION

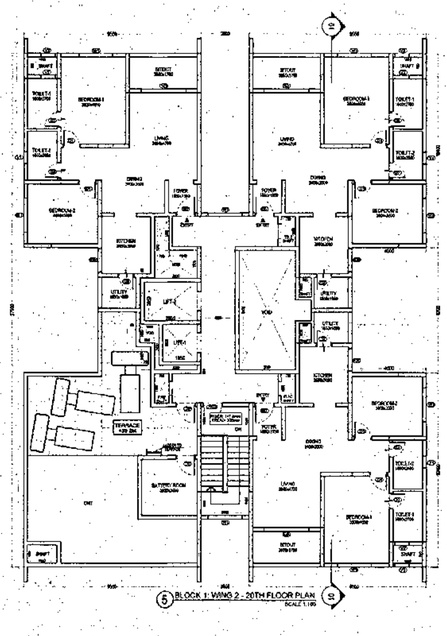
SHEET NO.: 04

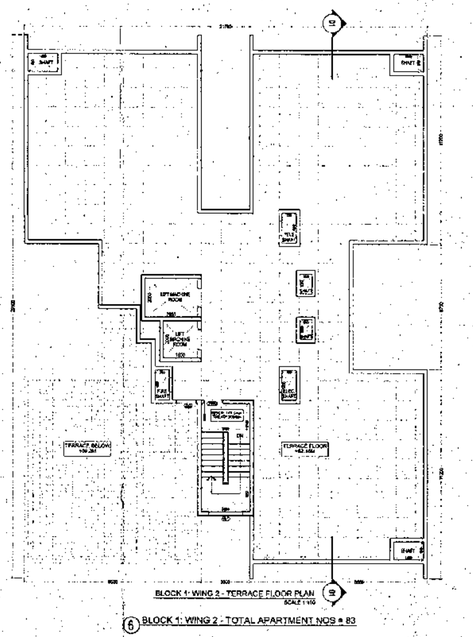












BLOCK 1: WING 2 - TOTAL APARTMENT NOS = 83

BBMP / Addl.Dir / JD (S) / LP 0417/13-14

I Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
   a) Construction of Block 1 Wing 1 to 4, G + 3(Pt) UF & Wing 5 - SB+G+9 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) 28F 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 completion.
7) The applicant shall ensure all accidents involved in the construction work against any accident / unforseen incidents arising during the time of construction.
8) The applicant shall not stack 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 putting the debris in 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 (Sls & Os) code leaving 3.00 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.00 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. 20.
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 should be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be received on all trains 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 this Authority in the first instance warned & the second instance action under the regulations of the same is resorted for the First 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. 3.8) under sub section IV-B (d) 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 three 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 rain capacity mentioned in Fig (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" applying for 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. 26 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 complied with the stipulated rules.
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 also before 09.00 PM to avoid hindrance during late hours.
30) Garbage chute/ducts 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 dry waste / 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 non submersion during the course of execution for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, roads, roads and footpaths, and besides ensuring safety of environ and general public by adopting safe technology.
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 safe vehicles 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) FER 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 clearances 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 appliances installed are in good and workable condition and in default, to their effect shall be submitted to the corporation and Fire Force Department every year.
38) The Owner / Association of the highrise building shall obtain clearances 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 – drills in the building, one before the onset of summer and another during the summer and ensure adequate safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the ground 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 (L.E. & A.H) 14:4:2013 Bda.Sec. AE(S)1:LW&E:BT(2013) dated: 01.04.2014

1. Registration of Applicant / Builder / 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 ensure 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 area.
2. Use of drums of workers shall be furnished by the owner / 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 Body with whom NOC is required	Reference No. & Date	Details of NOC issued
1	Fire Force Department	GSC (1) 866/2013 dt. 06.03.2014	All the conditions imposed in the letter issued by the Competent Authority shall 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. 15-01-2014	
6	BESCOM	CE (S)/ADE(S)/AEE-4/ Agmt/No.81 dt. 23-02-2013	
7	KSFE	Addl. (S)/E-6/2013-14/No.24/20 & 96-8 dt. 30-11-2013	
8	Undertaking from Developer from BDA	BDA/TP/MULT/ 6613-24/660/13-14 dt. 23-12-2014	
9	Change of Land Use from BDA	BDA/TP/MULT/LUC/2013-14/0364/13-14 dt. 23-12-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTP/BTM/2014-15/Bldg/00029 dated: 29-06-2014 for the following:-

1. License Fees	: 1,46,96,960-00
2. Ground Rent	: 74,58,240-00
3. Betterment Charges	
a) For Building	: 9,98,004-00
b) For Site	: 46,14,624-00
4. Security Deposit	: 1,83,04,200-00
5. Plan scrutiny & Compound wall charges	: 3,60,800-00
6. 1% Labour Cess for Administrative charges	: 1,82,000-00
TOTAL	: 4,86,56,321-00
	SAY Rs. 4,86,56,960/-

(Rupees Four crores Eighty lakhs only)

7. Labour Cess Rs. 1,56,06,200/- vide D.D No. 228616 dt.20-03-2014,AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is stashed as per the orders of Hon'ble High Court Hon W.P. No. 25221/2010 (LB-BMP), however, this is subject to condition for remittance of such one in future based on the outcome of the final court orders.
2) Payment of balance fee for sanction of the plans is subject to result in W.P. No. 49650/2014 & 29906/2015.

ಮೂಲ ಪ್ರತಿ :

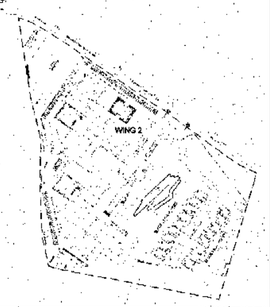
ಈ ಪ್ರಮಾಣೀಕರಿಸಲಾಗಿದೆ ಮತ್ತು ಇದನ್ನು ಅನುಮತಿಸಲಾಗಿದೆ ದಿನಾಂಕ 13-05-2014 ರಂದಿರುವ ಅರ್ಜಿ ಸಂಖ್ಯೆ ಆಗಿ ಕಟ್ಟಡ ನಕ್ಷೆಯ ಅನುಮತಿಯ ಪ್ರತಿಯ ಪ್ರಕಾರ ಕಟ್ಟಡವನ್ನು ದಿನಾಂಕ 29-05-2014 ರಂದು ಪರಿಶೀಲಿಸಿ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯಲ್ಲಿ ವಿವರಿಸಿರುವ ಹಾಗೆ ಇರುವುದಾಗಿ ಖಚಿತಪಡಿಸಿಕೊಳ್ಳಲಾಗಿದೆ. ದಿನಾಂಕ 29-05-2014 ರಂದು ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು 28-05-2014 ರಂದು ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ನೀಡಲಾಗಿದೆ.

(ಅಂಚೆ ವಿಳಾಸ ಅಥವಾ ಸಂಪರ್ಕ ಸಂಖ್ಯೆ)

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು (ದಕ್ಷಿಣ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

KEY PLAN

NTS:



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1830 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	2420 x 2150	GLASS
7	VENTILATOR	V1	620 x 920	ALUMINIUM FIXED
8	VENTILATOR	V1A	620 x 920	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
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14	WINDOW	W4	620 x 920	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.....

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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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

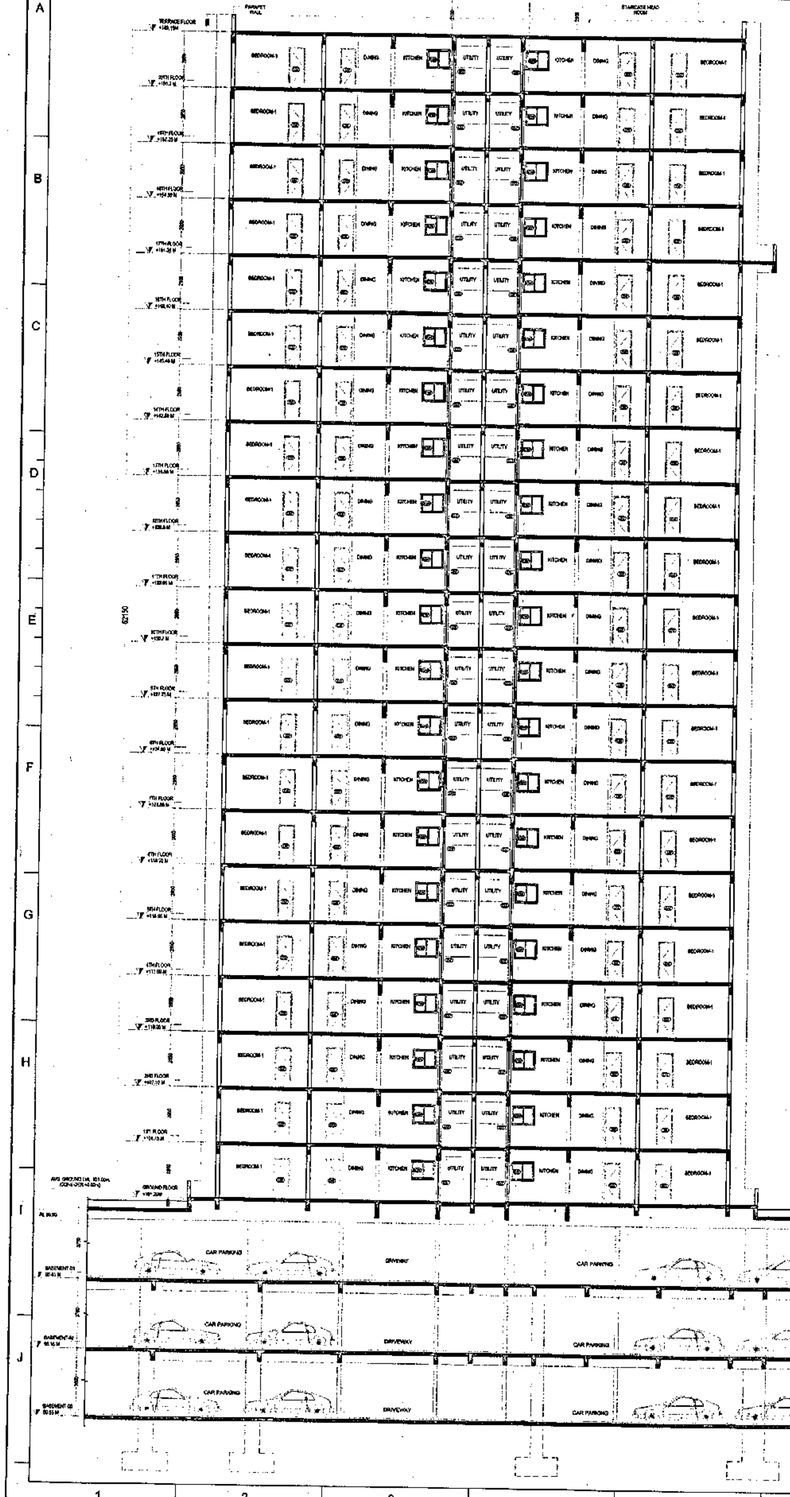
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 152

DRAWING TITLE

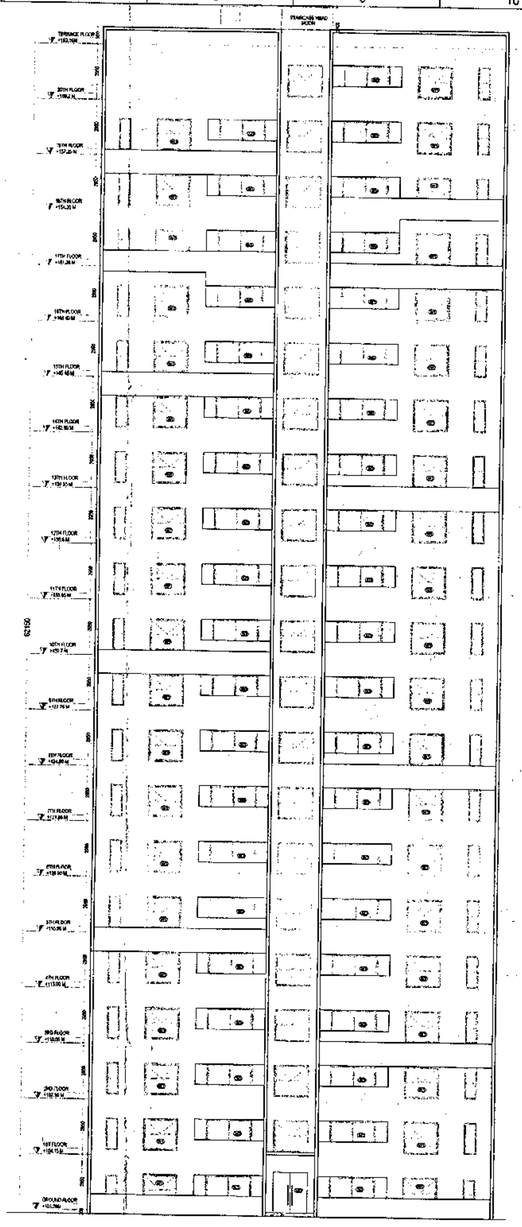
BLOCK -1
WING 2

FLOOR PLANS

SHEET NO : 05



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



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

Condition:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING**
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 20+UG+20 UF & Wing 5 - 35+UG+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 purposes.
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 drains 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 sheets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / unforeseen accidents arising during the time of construction.
8) The applicant shall not allow 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 putting the setback area / open spaces and the common facility areas, which shall be possessed to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipments as per K.E.R.C (cls & 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. 29.
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) Licence 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/ concessionaire/ the promoters 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 6(4 (a) to (s).
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 columned structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall finish 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 12 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 34) 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 this visitors / servants / cleaning and security men and also entrances 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 specifications vide Sl. No. 53, 74, 25 & 29 are achieved 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 nuisance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated and organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for all the flat / Individual Applicants for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings.
31) The structures with basements shall be designed for structural stability and safety to ensure for said stabilization during the course of excavation for basements such design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and ensure the safety of workmen and general public by employing 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 competent authority at the time 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 competent and Fire Force Department every year.
38) The owning / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working conditions of electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewed of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – drills 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 rejected.

Special Condition as per Labour Department of Government of Karnataka vide Addendum vide Labour Appeal (1) (2) dtd.6th AUGUST 2009(LE 1 LAS) dated: 07-04-2011

1. Registration of Applicant / Builder / Developer / 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 impress 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 the left out 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 must be handed 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.

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 3460/2013 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	KSPCB / 205 / CON / 8541 dt. 20-10-2013	
5	MoEF&E	Acknowledgement dt. 28/10/2013	
6	BESCOM	CE (SHAREE)/SE-4/EE-2/DY-2/ AEE-1/ F-1/ 471/2013-14 dt. 22-09-2014	
7	BSNL	AGM (HRD)/BSNL/T-4/270/13-14/1010 dt. 29-10-2013	
8	Development Plan approval from BDA	BDA/TP&MC/R-427/13-14/657/13-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TP&MC/LUC/1013-14/BBMP/13-14 dt. 28-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JP/SP/AUTH/0/2014-15/May/0029 dated: 29-04-2014 for the following:-

1.	Licence Fees	1,95,99,000.00
2.	Ground Rent	74,99,340.00
3.	Betterment Charges	
	a) For Building	3,99,074.00
	b) For Site	46,16,424.00
4.	Security Deposit	1,80,04,000.00
5.	Plan copy & Compound wall charges	2,00,000.00
6.	1% Labour Cess for Administrative charges	1,97,032.00
	TOTAL	4,69,99,871.00
	SAY Rs. 4,69,99,000/-	

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,99,000/- vide D.D No. 226018 dt:30.05.2014 AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is payment as per the orders of Hon'ble High Court vide W.P No. 2532/12010 (LB-BMP), however, this is subject to condition for remittance of such fees in future, based on the outcome of the Writ Appeal Orders.
2) Payment of licence fee for sanction of the above is subject to result of W.P. No. 20240/2008 & 2582/2009.

ಮಂಜೂರಾತಿ ಷರತ್ತು:

ಈ ಮಂಜೂರಾತಿಯನ್ನು ಕಾಯ್ದೆ ಅನ್ವಯವಾಗುವ ಇತರೆ ಇಲಾಖೆಗಳಿಂದ ಪಡೆಯಲು 13/05/2014 ಅನುಮತಿ ಪತ್ರ ಮತ್ತು ಮಂಜೂರಾತಿ ಪತ್ರದ ಷರತ್ತುಗಳನ್ವಯ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪ್ರಾರಂಭಿಸಲು 23/05/2014 ರಿಂದ 22/05/2019 ರವರೆಗೆ ಮಾತ್ರ ಮಂಜೂರಾತಿ ಪತ್ರ ಮತ್ತು ಮಂಜೂರಾತಿ ನಕ್ಷೆಯನ್ನು ಸಂಬಂಧಪಟ್ಟವರಿಗೆ 23/05/2014 ರಂದು ನೀಡಲಾಗಿದೆ. 28/05/2014 ರಂದು ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ಪಡೆಯಲಾಗಿದೆ.

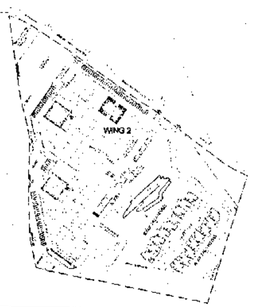
(ಅನುಮತಿ ಪತ್ರದೊಂದಿಗೆ ಪಡೆದುಕೊಳ್ಳಲಾಗಿದೆ)

ಅಧಿಕೃತ ಸಹಿದಾರರು/ಮಾಲೀಕರು/ಅಭಿವೃದ್ಧಿಗಾರರು

ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

KEY PLAN

A 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
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2438 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINUM OPENABLE
9	VENTILATOR	V2	760 X 1230	ALUMINUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINUM
11	WINDOW	W1	1830 x 1660	ALUMINUM TOP HUNG
12	WINDOW	W2	2090 x 1680	ALUMINUM TOP HUNG
13	WINDOW	W3	1230 x 1050	ALUMINUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINUM TOP HUNG
15	KITCHEN WINDOW	KW	1250 x 1030	ALUMINUM
16	STAIRCASE WINDOW	SW	2850 x 1680	ALUMINUM TOP HUNG

E 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-MARATHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103. INDIA
TEL : 43220000
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

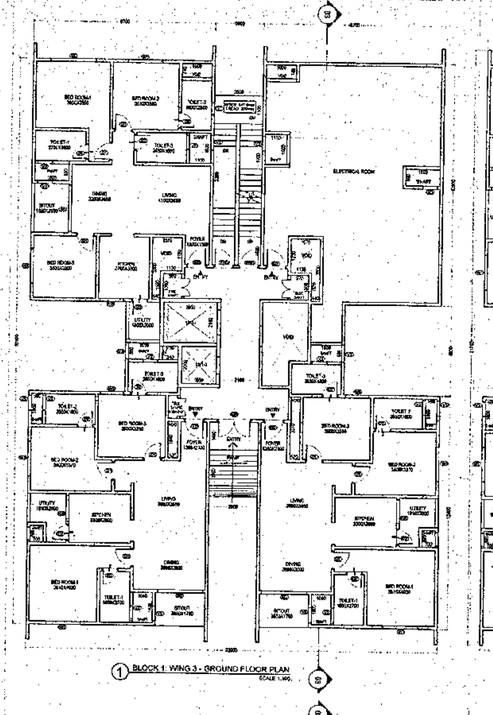
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

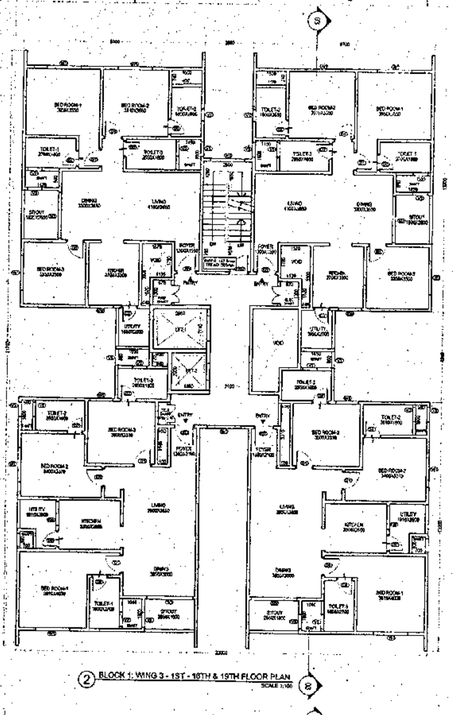
BLOCK -1
WING 2

SECTION ELEVATION

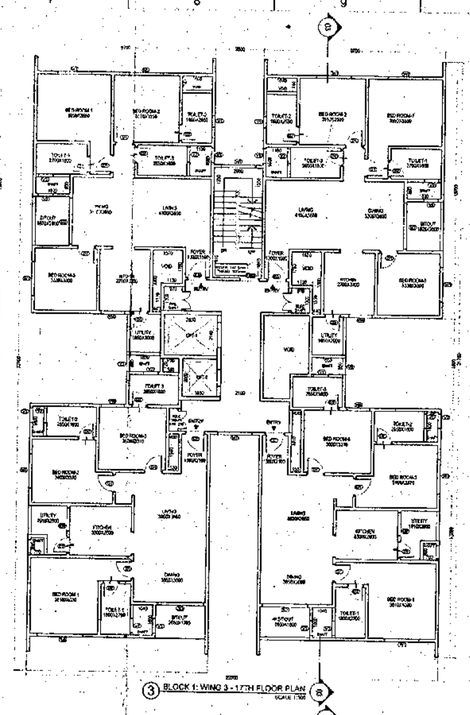
SHEET NO : 06



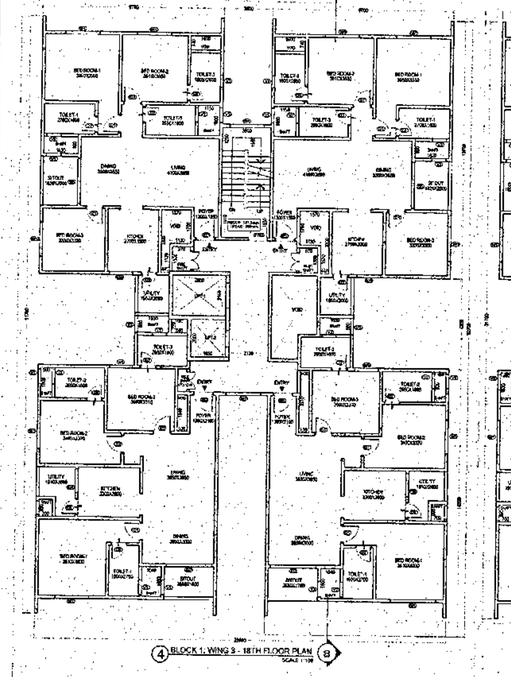
1 BLOCK 1: WING 3 - GROUND FLOOR PLAN
SCALE: 1:100



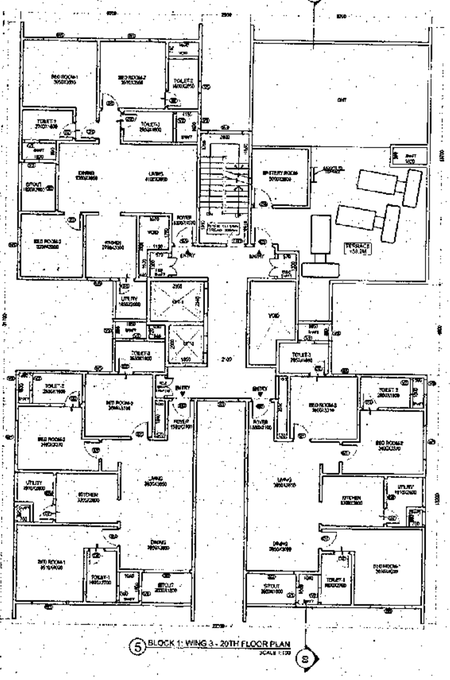
2 BLOCK 1: WING 3 - 1ST - 18TH & 19TH FLOOR PLAN
SCALE: 1:100



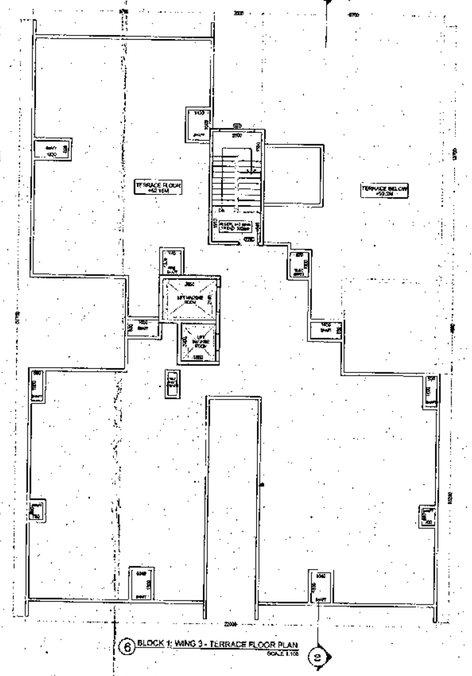
3 BLOCK 1: WING 3 - 17TH FLOOR PLAN
SCALE: 1:100



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 = 80

SB/BP / Addition / 20 (B) / LP 0417/13-14

Conditions:

7) 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 diverted 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 mains has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cupboard 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 / workmen's compensation during the time of construction.
8) a) The applicant shall not store any building materials / debris on footpath or on roads or on any public place. The debris shall be removed and transported to near by dumping yard.
b) The applicant / builder is prohibited from carrying the sewage and / solid wastes and the common facility areas, which shall be accessible to all the tenants and occupants.
9) The applicant shall provide a space for locating the distribution transformers & associated equipment as per KERC (Sls & D) code leaving 3.00 mts. from the boarding within the premises.
10) 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-laws No. 26.
11) 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.
12) The applicant shall plant at least two trees in the premises.
13) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14) Licence 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.
15) If owner / Builder contravenes the above rules of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authorities in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16) Technical personnel, supervised or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-laws 31, 3.5) under sub section (V-B (a) to (i))
17) The building shall be constructed under the supervision of a registered structural engineer.
18) On completion of foundation or buildings before erection of walls on the foundation and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19) Occupation or occupation of the building shall start within two years and completed before the expiry of two years from the date of issue of licence & shall apply for permission to occupy the bldg. using after 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) That 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 servants / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons keeping in the backyard away
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 22, 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 strict hours 06.00 PM to avoid disturbance 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 indicated capacity checklist as site for the use / enclosed (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings)
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 walls design for enduring walls and space structure for the safety of the structure as well as neighbouring property, public roads and workmen, also measures 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 built area).
36) The owner / Association of highrises 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 authenticated agencies of the Fire Force Department to ensure that the fire requirements 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 re-issued of the permission issued every two years.
39) The Owner / Association of the highrise building shall construct two mock – drills 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 Developmental 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-II, G.O.No. LAE/SE 1 LWW/2013, Bangalore, Dated: 21-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the Construction workers working in this 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 employed in 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 to 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 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 / anonymous sites.
2. List of children of workers shall be furnished by the owner / 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. Owner 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 actions will be initiated.

BCC Details			
Sl No	Name of the Statutory Organisation	Reference no. & Date	Conditions Imposed
1	Fire Force Department	CFO (1) 3060/2013 dt. 07-08-2014	As the conditions imposed in the letter issued by the Statutory Body
2	Airport Authority of India	Advice/permit dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 25-11-2013	shall be adhered to.
4	ESCOM	SE/Ele. (Com)/ 2013-dt. of 16.2013	
5	BWSSB	Acknowledgement dt. 29-08-2013	
6	BESCOM	EE (Plg)/ACE/BBS-4/ 46/2013-01 dt. 5.12.2013	
7	BSNL	Advt (TF)/O-87/015-14/Corp/220 dt. & Bye dt. 07.10.2013	
8	Deviation in Plan approved from BDA	BDA/TP/MA/CLU/0119/13-14/0527/13-14 dt. 21-10-2014	
9	Change of land use from BDA	BDA/TP/MA/CLU/0119/13-14/0599/13-14 dt. 22-10-2013	

The Applicant has paid the fee vide Receipt No. TPL/DTP/SUT/858/2014-15/Bldg/00239 dated: 20-06-2014 for the following:-

1. Licence Fee	1,66,98,562.00
2. Deficit Rent	74,85,120.00
3. Betterment Charges	
a) For Building	3,89,024.00
b) For Site	46,15,824.00
4. Security Deposit	1,83,84,800.00
5. Plan copy & Compound wall charges	2,38,800.00
6. 1% Labour Cess for Administrative charges	1,71,231.00
TOTAL	4,84,84,361.00
	SAY Rs. 4,84,84,000/-

(Rupees Four crores Eighty lakhs only)

7. Labour Cess Rs. 1,66,98,250/- vide D.D No. 225618 dt.20-06-2014,AXIS BANK BANGALORE Branch.

NOTE: 1) The allotment for payment of Park & Open Space fee is suspended as per the orders of Hon'ble High Court vide W.P No. 5523/2010 (LB-BMP) however this is subject to condition for realisement of such fees in future based on the outcome of the final court orders.
2) Payment of advance fee for sanction of site plans is subject to result of W.P. No. 40656/2012 & 20922/2013.

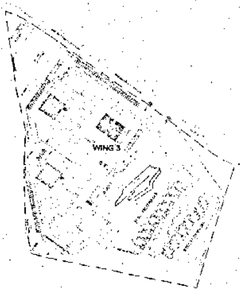
ಮೂಲ ಪತ್ರ :

ಸದ್ಯ ಮಂಜೂರಾತಿಯನ್ನು ಮತ್ತು ಅಧಿಸೂಚನೆ ಆದೇಶವು ದಿನಾಂಕ 15/05/2014 ರಂದು ಅಂತಿಮ ಆದೇಶವು ದಿನಾಂಕ 23/05/2014 ರಂದು ಹೊರಡಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 29/05/2014 ರಂದು ಮಂಜೂರಾತಿಯನ್ನು ಅಧಿಸೂಚನೆಯನ್ನು ಅಂತಿಮ ಆದೇಶವನ್ನು ದಿನಾಂಕ 29/05/2014 ರಂದು ಮಾಡಲಾಗಿದೆ.

ಮೇಲಿನ ವಿವರಗಳ ಅನ್ವಯ ಸರಿ.

ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ
ಸಂಯುಕ್ತ ಸಂಚಾಲಕರು ಮತ್ತು ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿ
ಮಂಡಳಿ

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	ALUMENIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMENIUM 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 : 49323000
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

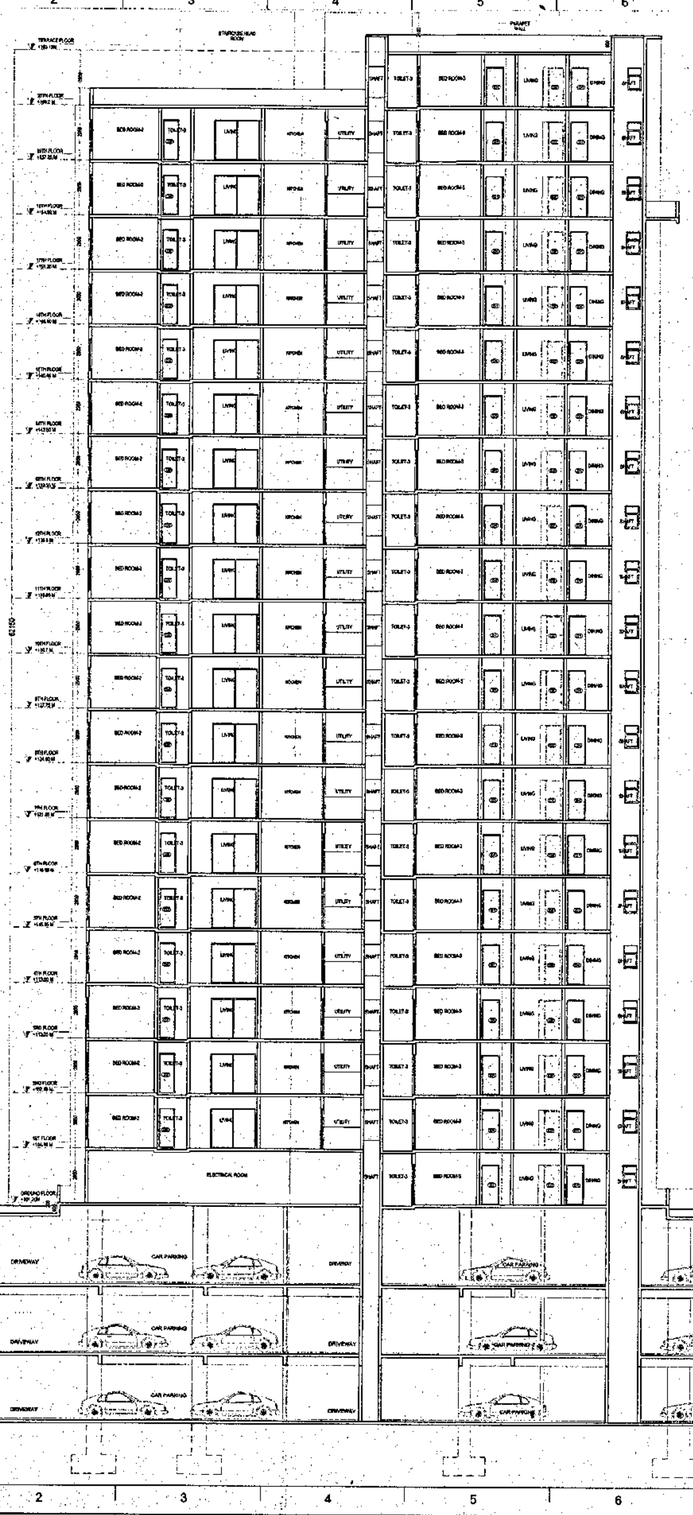
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

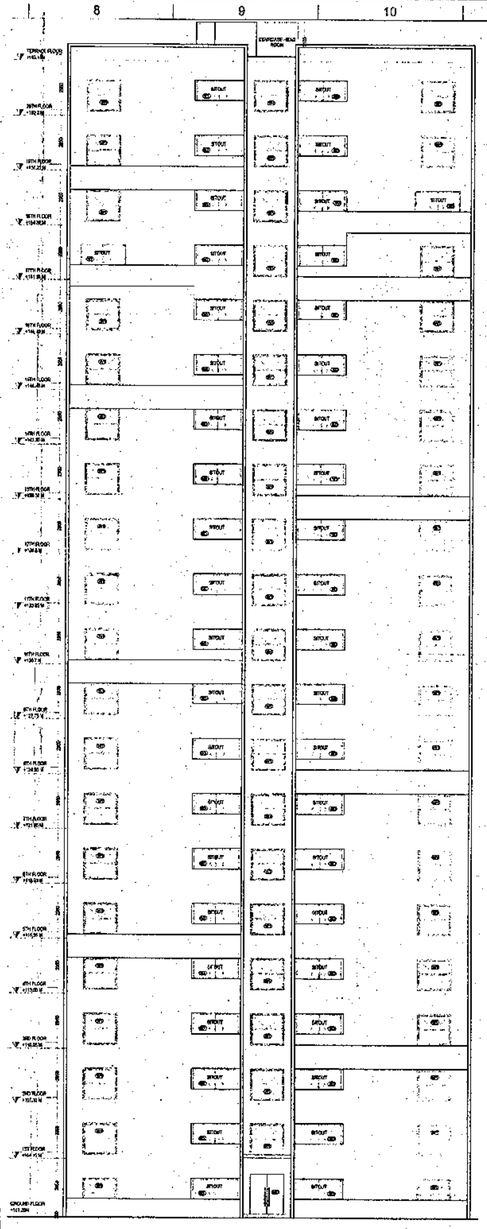
BLOCK -1
WING 3

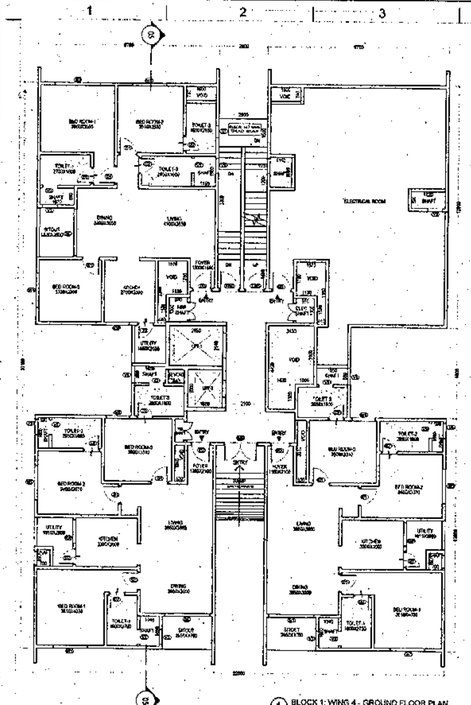
FLOOR PLANS

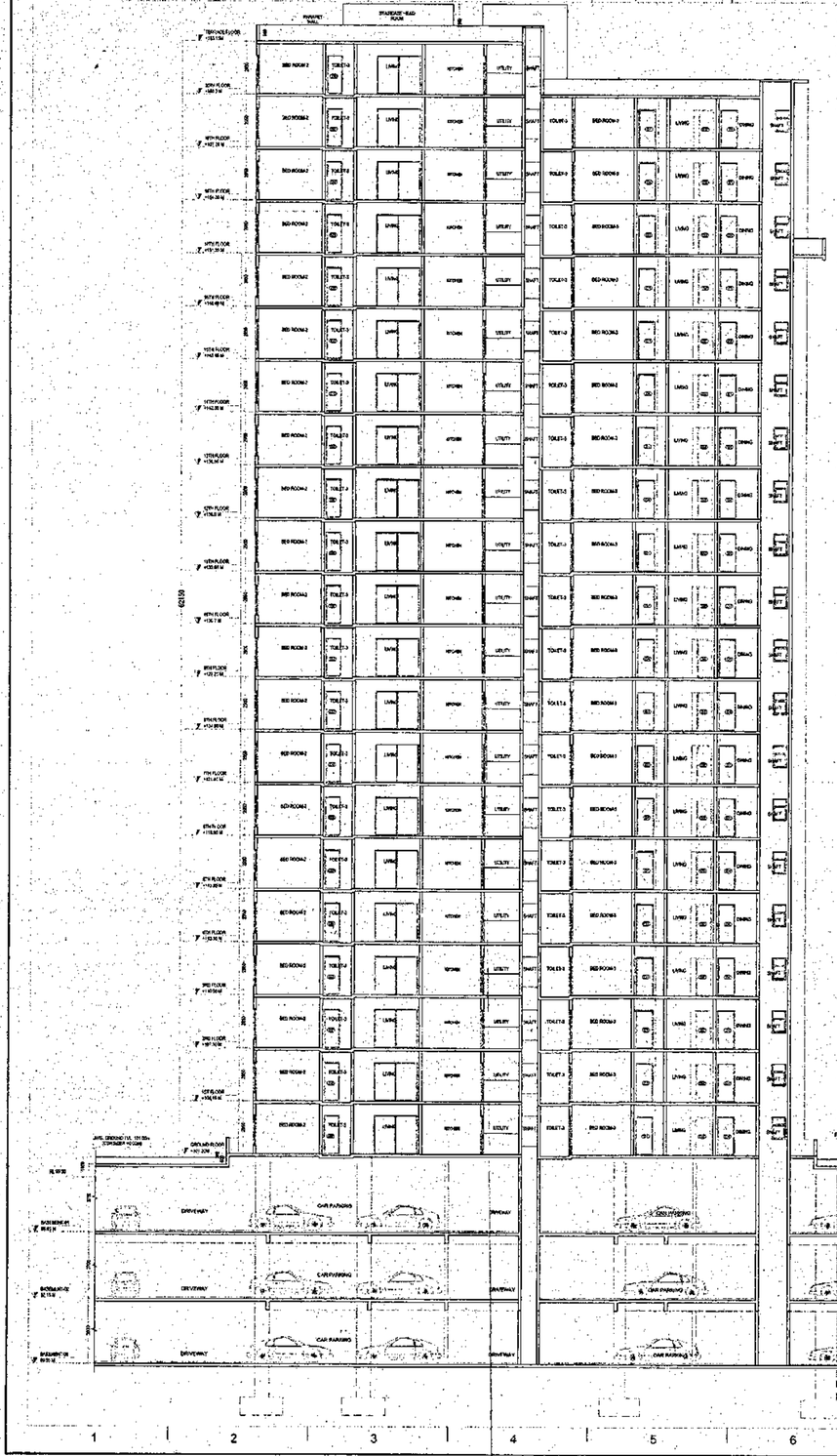
SHEET NO : 07

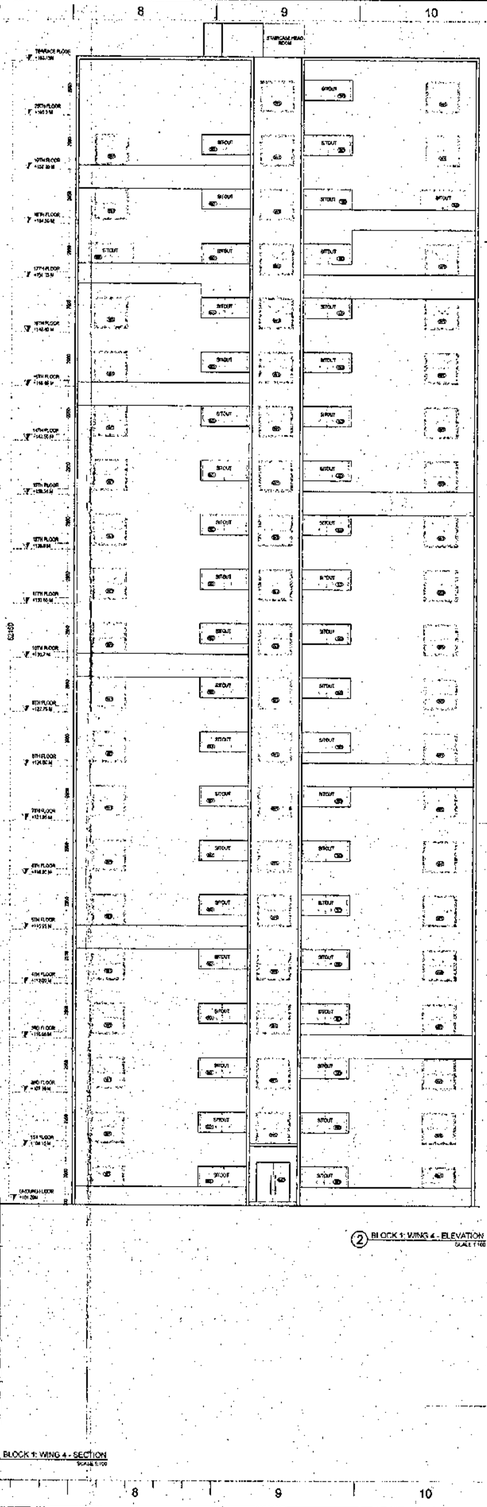


1 BLOCK 1: WING 3 - SECTION
SCALE: 1:100




ELECTRICAL ROOM
LIFT SHAFT
LIFT MACHINE ROOM
BED ROOM 1
BED ROOM 2
BED ROOM 3
LIVING
DINING
KITCHEN
UTILITY
TOILET 1
TOILET 2
TOILET 3
TOILET 4
VOID
SHAFT
SERVICE SHAFT
SERVICE DUCT
SERVICE DUCT FOR FIRE FIGHTING PIPES
SERVICE DUCT FOR TELECOM CABLES
SERVICE DUCT FOR ELECTRICAL CABLES
SERVICE DUCT FOR WATER PIPES
SERVICE DUCT FOR SEWAGE PIPES
SERVICE DUCT FOR GAS PIPES
SERVICE DUCT FOR SOLAR PIPES
SERVICE DUCT FOR RAIN WATER





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 & 4 Wing 5 - 2B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 3 - 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) 25% of the 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 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 ensure 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 nearby dumping yard.
9) The applicant / owner is provided from putting 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 equipments as per K.E.R.C (Ex & D) code leaving 3.00 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 2.85 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 26.
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) Licence and approved plans shall be posted in a conspicuous place of the constant 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. 9.3) under rule 9(a) or rule 9(b) or 9(c).
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 polythene structure after erecting the columns, PLINTH BENCHMARK CERTIFICATE shall be obtained.
20) Occupation or reoccupation of the building shall elapse 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 order 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 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. 26 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 to 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 satisfying inter alia the provisions of conditions vide SI. No. 25, 24, 20 & 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 by avoid disturbance during night hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic wastes and should be processed in the Recycling processing unit required (should be installed at site for its needs) (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building)
31) The structure with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and barricade 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) 'OPC (Occupancy Certificate) will be considered only after satisfying inter alia the provisions of conditions vide SI. No. 25, 24, 20 & 26 are provided in the building.
36) The Owner / Association of the highrises building shall obtain clearance certificate from Fire Force Department with due inspection regarding working conditions 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 highrises 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 this effect shall be submitted to the competent authorities 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 clearance of the premises renewed every two years.
39) The Owner / Association of the highrises building shall conduct two mock – drills 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 PAN/ALE/SDE-1/LWE/ELE/10-11, 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 be submitted to the concerned Work Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work places.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers employed on 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 carrying out 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 within a month.
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. BDA will not be responsible for any of quite that may arises 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.

H. NOC Details:

Sr. no.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	CSC (1) 985/2013 dt. 03-05-2014	As per the decision imposed in the letter, as well as the Statutory body should be adhered to.
2	Airport Authority of India	Acknowledgement dt. 19-11-2013	
3	KSPCB	Acknowledgement dt. 29-11-2013	
4	SEIAA	SEIAA 129 : CON : 2013 dt. 02-12-2013	
5	BWSSB	Acknowledgement dt. 24.06.2013	
6	BESCOM	CE (TS)/BNG/SE-4/EE-4/AEE-5/ dt. 22-03-2013	
7	KSPA	AAI/ATFS/SHORT/13-14/Vol 24/201 dt. 21.11.2013	
8	Development Plan approval from BDA	BDA/PRMS/ R-4/13-14/662/2013-14 dt. 21-05-2014	
9	Change of Land Use from BDA	BDA/TP&E/LC/09-10/1334/13-14 dt. 25-10-2013	

M. The Applicant has paid the fee vide Receipt No. TP/JDTP/BL/Rec/2014-15/May/0076 dated: 20-05-2014 as the following:-

1.	Licence Fees	: 1,47,96,600-00
2.	Ground Rent	: 74,66,360-00
3.	Betterment Charges	
	a) For Building	: 3,91,624-00
	b) For Site	: 49,18,844-00
4.	Security Deposit	: 1,85,04,800-00
5.	Plan Scrutiny & Conversion relief charges	: 7,03,766-00
6.	1% Labour Cess for Administrative charges	: 1,67,052-00
	TOTAL	: 4,94,94,331-00
		SAY Rs. 4,95,00,000/-

(Rupees Four crores Ninety lakhs only)

7. Labour Cess Rs. 1,06,06,200/- vide D.D No. 328018 dt.20-05-2014,AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is based on as per the orders of Hon'ble High Court vide WP. No. 2521/2010 (LB-BMP), however, this is subject to condition for recreation of the said site in future, based on the decision of the final court orders.
2) Payment of licence fee for erection of this block is subject to result of W.P. No. 49352/2006 & 24539/2006.

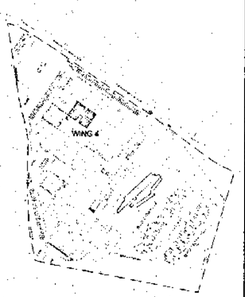
ಮೂಲ ಪ್ರತಿ :

ಈ ಮಂಜೂರಾತಿಯನ್ನು ಮಂಜೂ ಅಧಿಕಾರವನ್ನು ಅನುಸರಿಸಿ ದಿನಾಂಕ 13/05/2014 ರಂದು ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ. ಮತ್ತು ಸಂಖ್ಯೆ 061/13-14 ದಿನಾಂಕ 20/05/2014 ರಂದು ಈ ಮಂಜೂರಾತಿಯನ್ನು ಪರಿಶೀಲನಾ ಸಮಿತಿಯು ಅನುಮೋದಿಸಿದೆ. ದಿನಾಂಕ 23/05/2014 ರಂದು ಈ ಮಂಜೂರಾತಿಯನ್ನು ಪರಿಶೀಲನಾ ಸಮಿತಿಯು ಅನುಮೋದಿಸಿದೆ. ಮತ್ತು 28/05/2014 ರಂದು ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿದೆ.

(ಅಧಿಕಾರಿಯ ಅಧಿಕೃತ ಸಹಿ)

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೊಮ್ಮನಹಳ್ಳಿ ವಲಯ

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	2450 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 2030	ALUMINIUM

E 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,
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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 10
	REV NO.

JOB TITLE :

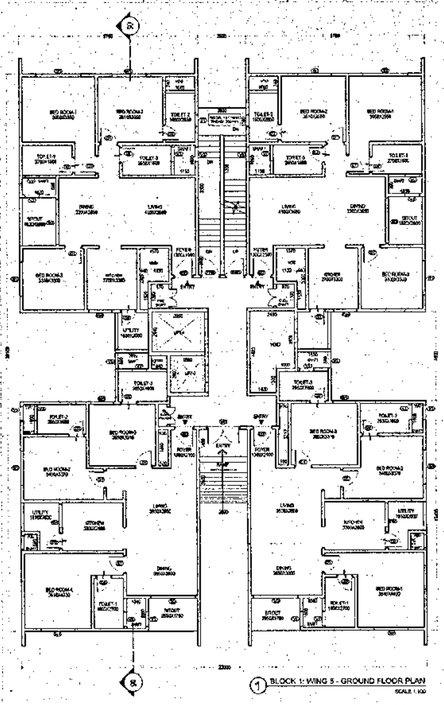
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

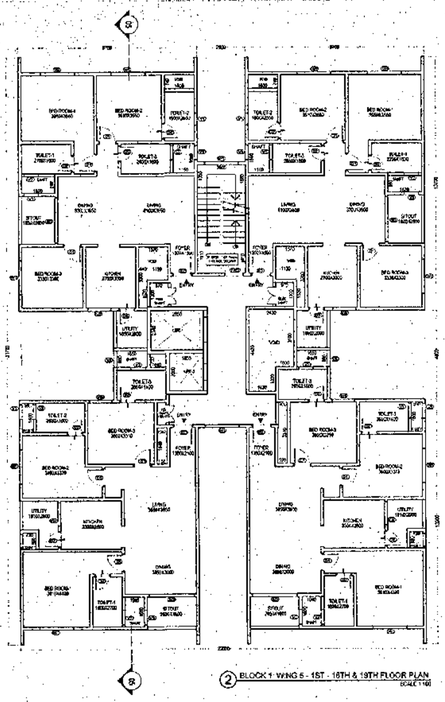
BLOCK -1
WING 4

SECTION ELEVATION

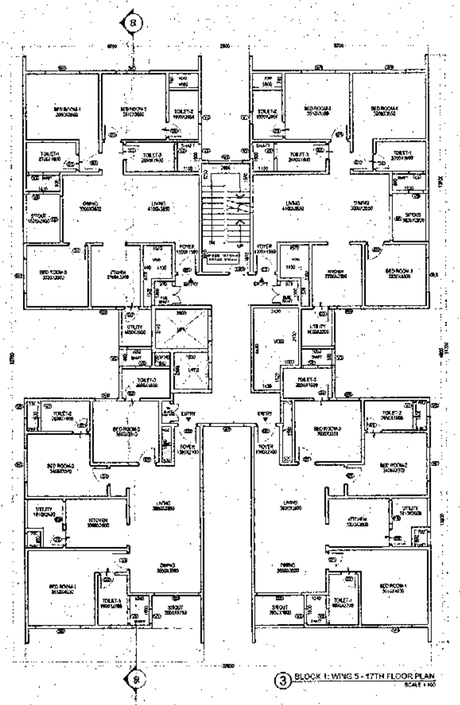
SHEET NO : 10



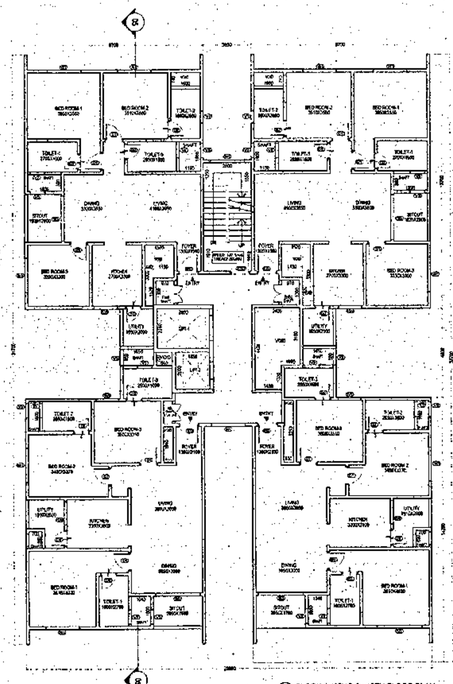
1 BLOCK 1: WING 5 - GROUND FLOOR PLAN
SCALE 1:100



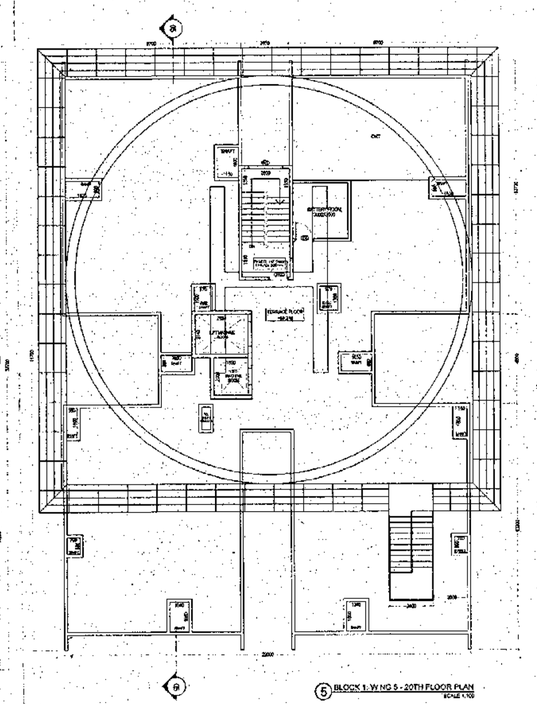
2 BLOCK 1: WING 5 - 1ST , 16TH & 19TH FLOOR PLAN
SCALE 1:100



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 / 0017/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
a) Construction of Block 1 Wing 1 to 4, 6 & 7 - 2B+4Gh+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 16 & 18 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) Site/ 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 pipes for carrying telephone cables, outside 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 ensure all workers employed in the construction work against any accident / untoward incidences and risk during the time of construction.
8) The applicant shall not erect any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9) The applicant / builder is prohibited from raising the sanction plinth / beam sleepers and the common boundary areas, which shall be maintained in the same ground levels.
10) The applicant shall provide a space for locating the distribution transformer & associated equipment as per K E R C (Sec 5) code leaving 3.10 mts. clear from the building within the premises.
11) The applicant shall provide a separate room preferably 4.00 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No 26.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of peoples / 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 at the work-site premises. The building license and the copies of sanctioned plans with specifications shall be retained at a theme and produced and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules at Block, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance & second instance and cancel the registration if the same is repeated for the third time.
17) Technical personnel, supervisors and the like duly qualified shall be employed to supervise the works and responsibilities specified in Schedule – IV (Bye-law No. 3.20) under sub section (VI) (e) to (G).
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 columned structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) On erection 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 this 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 exercised 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 – 81) 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 a ramp entrance shall be appreciated 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 31, No. 23, 24, 25 & 28 are complied 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 odd hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated and 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-area above built up area for Commercial building).
31) The structures and foundations shall be designed for structural stability and safety to ensure for safe stabilization during the time of excavation by resorting with safe design for retaining walls and nailed structures for the safety of the structure as well as neighbouring property, public places and footpaths, and services ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Environmental from the Ministry of Environmental and Forest (MOEF) / SEIAA / DSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plans 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 see 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 inspections 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 sanctioned issues every two years.
39) The Owner / Association of the highrise building shall conduct two mock – drills in the building one before the onset of summer and another during the summer and observe comments soberly in respect of the hazards.
40) All other conditions as is shown 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.2, A) LAW/BOC/Mysore AASE/LCW/31/ET/2012, 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 employed 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 engage a construction worker in the 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 given 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. BDA/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 Authority	Note/Specific Letter & Date	Comments/Conditions if any
1	Fire Force Department	Spl(1) 366/2013 dtd:30.06.2014.	vide conditions imposed in the letter dtd:30.06.2014 of Fire Force Department
2	Airport Authority of India	Acknowledgement dt: 21-11-2013	
3	KSPCB	Ack.no-acgement dt: 23-11-2013	should be adhered to.
4	SEIAA	EIA/A 266 / CON/ 3013 dt:30.10.2013	
5	BWSSB	Acknowledgement dt: 29-09-2013	
6	BESCOM	CE (TP)/SE(D)/EE(D)Z-4/ Addl/2078 dt: 22-09-2014	
7	BSNL	AGM (TF) dt: 01-11-2013	
8	Development Fee approved by BDA	BDA/TP/MC/LP-Addl/13-14/0013-14 dt: 21-05-2014	
9	Change of Land Use from BDA	BDA/TP/MC/LUC/0013-14/0009/13-14 dt: 27-10-2013	

11. The Applicant has paid the fee vide Receipt No. TP/UD/FEE/070/2014-15/May/0028 dated: 20-06-2014 for the following:-

1. License Fee	1,45,96,000/-
2. Ground Rent	14,96,280.00
3. Betterment Charges	
a) For Building	2,99,104.00
b) For Site	46,18,624.00
4. Security Deposit	1,23,04,000.00
5. Plan copy & Compound wall charges	3,00,320.00
6. 1% Labour Cess for Administrative charges	1,67,062.00
TOTAL:	4,96,91,511.00
	SAY Rs. 4,96,00,000/-

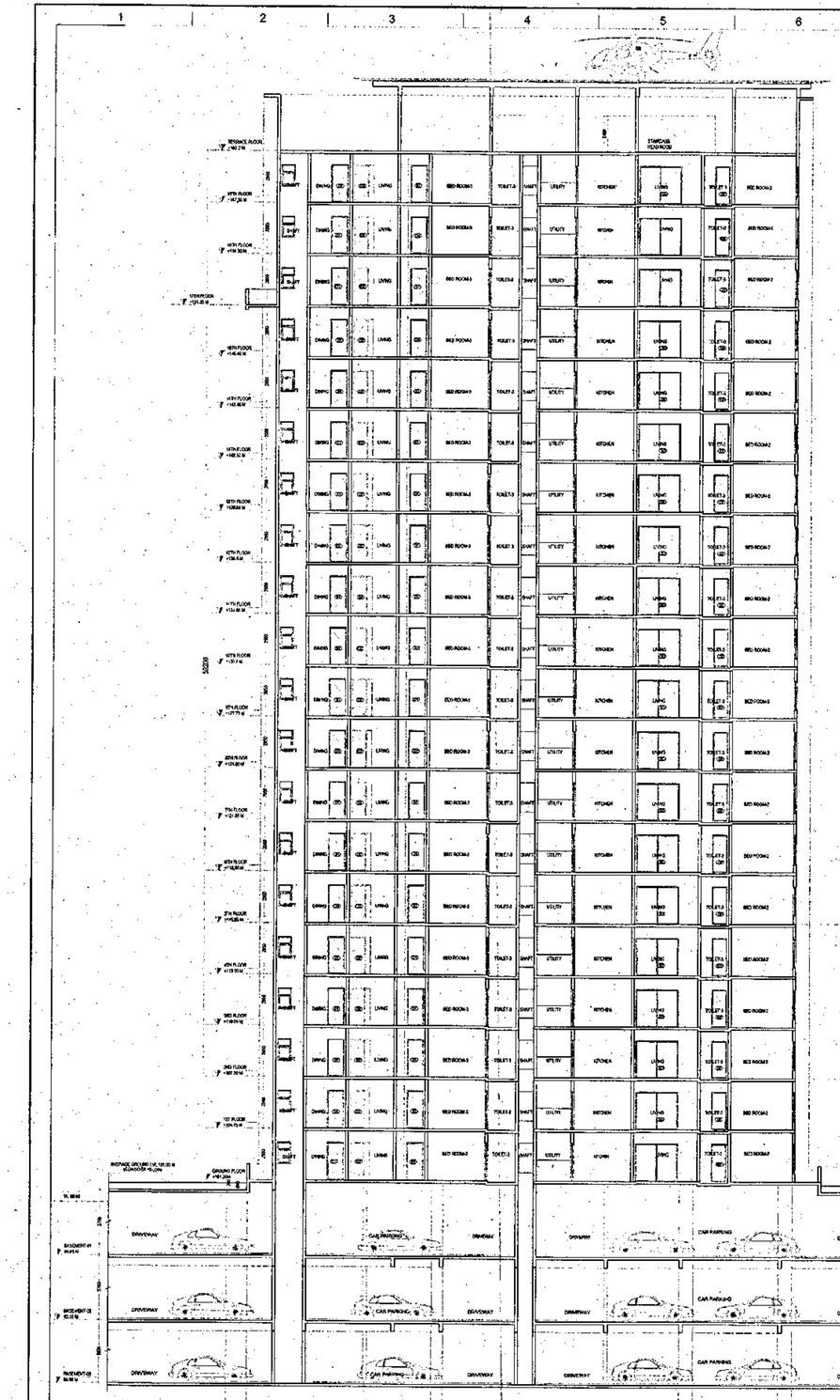
(Rupees Four crores Ninety lakhs only)

7. Labour Cess @1 1,50,06,000/- vide D.D No. 320018 dt.20-06-2014,AXIS BANK BANGALORE Branch.

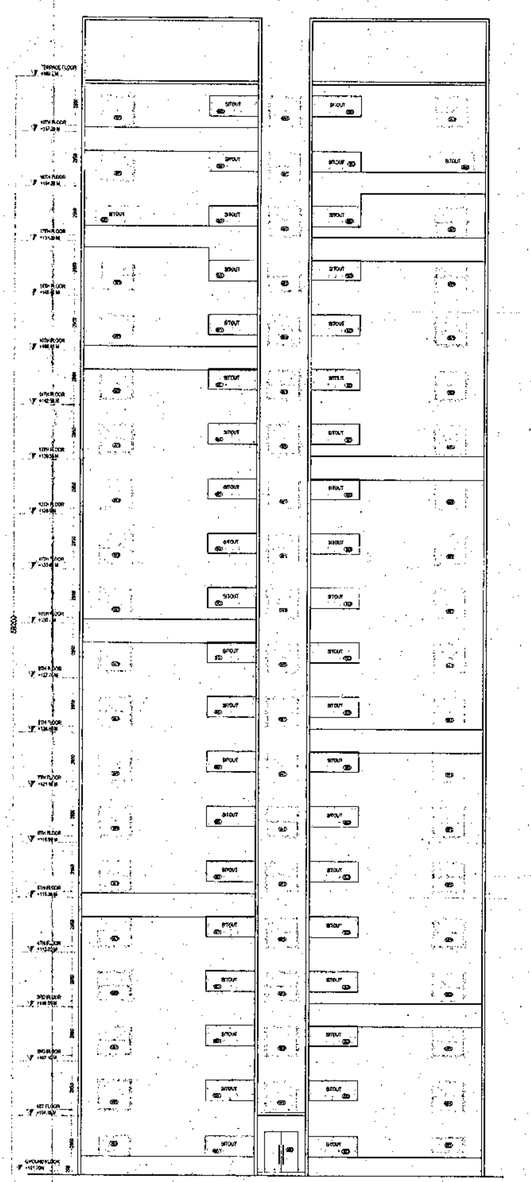
NOTE: 1) The demand for payment of Part B Open Space fee is received as per the orders of Hon'ble High Court vide WP No. 36210/2010 & 64849/, however, this is subject to condition its remittance of such part is there, based on the outcome of the Writ court orders.
2) Payment of balance fee for blocked of this plans is subject to result of W.P. No. mentioned at 2nd/3rd/4th.

ಮೂಲ ಪ್ರತಿ :

ಸಹಿ ಮಾಡಿರುವವರು ಮತ್ತು ಮಾಲೀಕರ ಅಥವಾ ಅಧಿಕೃತ



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



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

BBMP / Addl Dir / JD / 31 / LP 0012/13-14

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) Commencement Certificate will be issued only after the necessary sanctions from the concerned authorities are obtained.
5) Betterment charges towards upgrading the capacity of water supply, sanitary and power mains has to be paid to BWSSB and BESCOM if any.
6) Adequate space for locating Solid waste bins/ refuse collection station at ground level for postal services & space for dumping garbage within the premises shall be provided.
7) The applicant shall construct temporary toilets for the use of construction workers and it should be removed after the construction.
8) The applicant shall ensure all workmen employed in the construction work against any accident / unforeseen occurrence arising during the time of construction.
9) The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to the dumping yard.
10) The Apartment / bunglow is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
11) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Dis. & D) code leaving 3.00 mts. from his building within the premises.
12) The applicant shall provide a separate room preferably of 3.50 x 3.05 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
13) 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.
14) The applicant shall plant at least two trees in the premises.
15) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
16) Licence 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.
17) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Assistant in the first instance, warned in the second instance and cancel the registration if the cause is repeated for the third time.
18) Technical personnel, discipline or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.4) under sub section IV-B (e) to (k).
19) The building shall be constructed under the supervision of a registered structural engineer.
20) On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
21) Occupation or reoccupation of the building shall start within two years and completed before the expiry of five years from the date of issue of licence & shall apply for permission to occupy the building after its completion.
22) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
23) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
24) 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).
25) The building shall be designed and constructed adopting norms prescribed in National Building Code and in the 'Criteria for earthquake resistant design of structures' (vide No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
26) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
27) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 33) of Building Rules-1983 shall be ensured.
28) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security man and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
29) The Occupancy Certificate will be issued only after ensuring that the provisions of conditions vide Cl. No. 23, 24, 25 & 28 are provided in the building.
30) The applicant shall ensure that no inconvenience is caused to the neighbours at the vicinity of construction and that the construction activities shall stop before 06.00 PM to avoid disturbance during late hours.
31) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed at the Recycling premises with adequate capacity installed at site for de-recycle / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above in all up area for Commercial building).
32) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation by contractors with safe design for retaining walls and bullet structure for the safety of the structure as well as neighbouring property public roads and footpaths, and therefore ensuring safety of workmen and general public by erecting safe barricades.
33) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
34) Sufficient two wheeler parking shall be provided as per requirement
35) 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.
36) TCPI certificate should be produced at the time of obtaining Occupancy Certificate (75% of the said area).
37) 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 by the corporation and shall get the renewal of the permission issued once in two years.
38) The Owner / Association of the highrise building shall get the building electrical & mechanical appliances of the Fire Force Department to ensure that the fire measures 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.
39) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate, with due inspection on the system, wiring and electrical installations / lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
40) The Owner / Association of the highrise building shall conduct two mock – drills in the buildings, one before the onset of summer and another during the summer and assure pump ess safety in respect of fire hazards.
41) All above conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
42) 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 CE.AAV.1(A)/13-14 dt. 4.6.2013, CONSENT/2013, dated: 01.04.2013

1. Registration of this Form / Builder / Owner / Contractor and the construction workers working in the constructions are 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 or establishment and list of construction workers employed 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 expedite 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 enforce the changes if any of the list of workers engaging by him
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction workers in his or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the head or 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 / or 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.

B. NOC Details:

Sl. No.	Name of the Authority	Reference no. & date	Conditions imposed
1	Fire & Emg. Department	GSC (1) MISC/01-8 dt. 09.08.2012	Above conditions are imposed in the letter issued by the Fire and Emg. Dept. should be adhered to.
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 22-11-2013	
4	BIAL	BIAL/ 206 / CON / 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 28.08.2013	
6	BESCOM	CE (C&M)/SE(Z)/EE-4/AEE/T-01 dt. 09-09-2014	
7	BBMP	JE(W-5)/BBMP/ 2013-14/06-24/28 & 29 dt. 01-11-2013	
8	Development Fee approved from BDA	BDA/PMU/CP-4413/14-15/0781/13-14 dt. 23.10.2014	
9	Change of Land Use from BDA	BDA/TP(NA)/LUC/0009 & 14/0085/13-14 dt. 22.10.2013	

W. The Applicant has paid the fee vide Receipt No. TPL/BTP/SJT/781/2014-15/May/0025 dated: 30-06-2014 for the following:-

1.	Licence Fees	: 1,48,99,650.00
2.	Ground Rent	: 74,99,500.00
3.	Betterment Charges	
	a) For Building	: 2,68,324.00
	b) For Site	: 40,13,424.00
4.	Security Deposit	: 1,50,04,000.00
5.	Plan cess & Compound wall charges	: 2,63,000.00
6.	1% Labour Cess for Administrative charges	: 1,07,100.00
	TOTAL	: 4,90,75,121.00
		SAY Rs. 4,90,75,000/-

(Rupees Four crores Ninety lakhs only)

7. Labour Cess Rs. 1,95,00,000/- vide D D No. 220016 dt 29-05-2014 AXIS BANK BANGALORE Branch.

NOTE: 1) The sanction is subject to payment of Park & Open Space fee is payable as per the orders of Hon'ble High Court vide W.P. No. 7522-23/20 (LB-BMP), however, the fee is subject to alteration for the period of such stay or future revision on the outcome of the said writ petition.
2) Payment of balance fee for sanction of this plans is subject to result of W.P. No. mentioned in paragraph.

ಮಂಜೂರಾತಿ ಪತ್ರಿಕೆ :

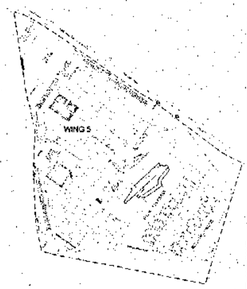
ಸದ್ಯ ಮಂಜೂರಾತಿಯನ್ನು ಕೊಡಲಾಗಿದ್ದು ಅಂತಿಮ ಮಂಜೂರಾತಿಯನ್ನು ಕೊಡಲು 1/3/2014 ರಂದು ಪತ್ರದ ಮೂಲಕ ಕೋರಿದ್ದು ಅದರಂತೆ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಅಂತಿಮ ಮಂಜೂರಾತಿಯನ್ನು ಕೊಡಲಾಗಿದೆ.

ಷರತ್ತುಗಳು :

1) ಈ ಮಂಜೂರಾತಿಯು ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕೆ ಮಾತ್ರ ಸೀಮಿತವಾಗಿರುತ್ತದೆ.
2) ಈ ಮಂಜೂರಾತಿಯು ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕೆ ಮಾತ್ರ ಸೀಮಿತವಾಗಿರುತ್ತದೆ.

ಕಾರ್ಯದರ್ಶಿ
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು

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	FD	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	760 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	W3	760 x 1680	ALUMINIUM
11	WINDOW	W1	1530 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1220 x 1020	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 - 560 103, INDIA
TEL: 49328000
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 12
	REV.NO.

JOB TITLE.

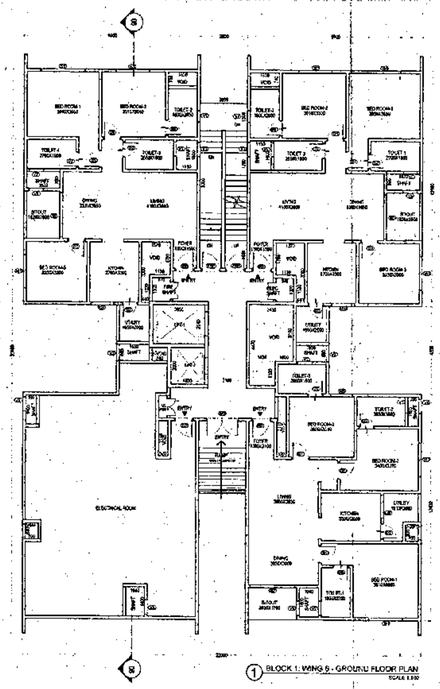
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

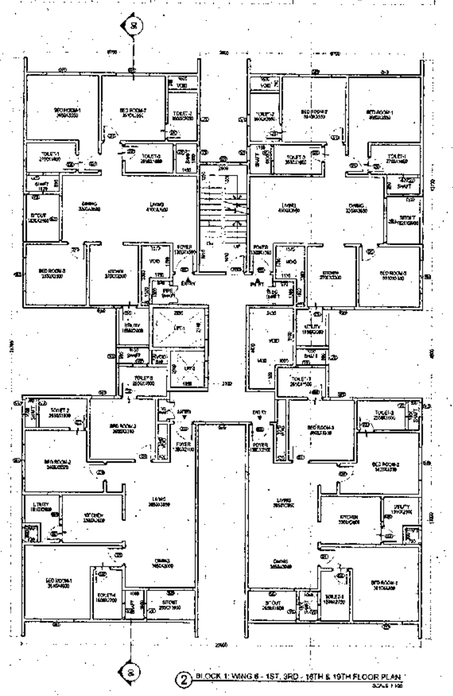
BLOCK -1
WING 5

SECTION ELEVATION

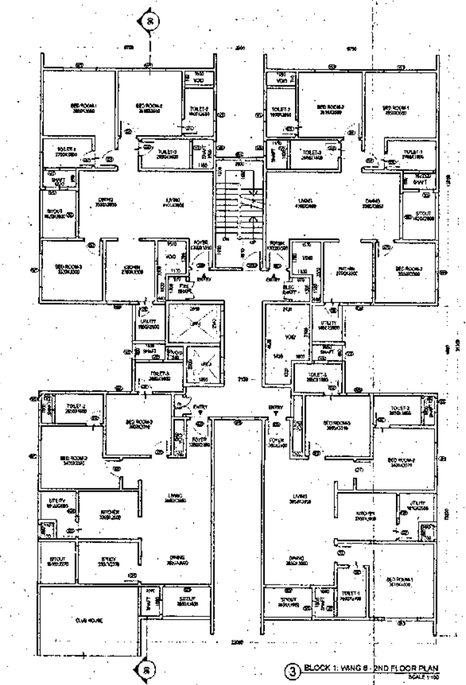
SHEET NO. : 12



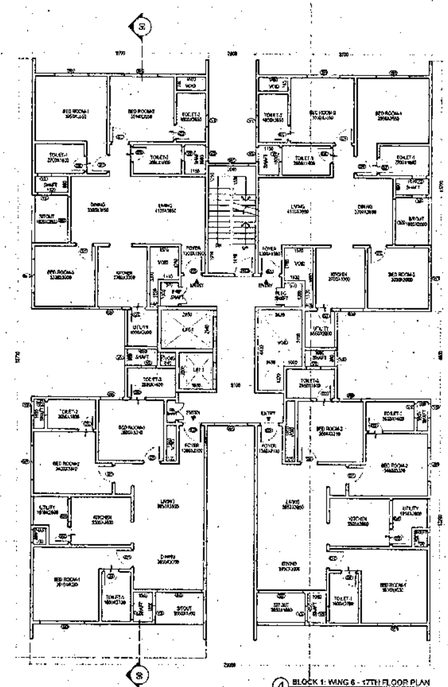
① BLOCK 1: WING 5 - GROUND FLOOR PLAN
SCALE 1:100



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

SUBJECT TO BWSSB'S CONDITIONS

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Blocks 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 dwelling shall not be deviated to any other use.
3) Sump 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 clusters for fumishing telephones at easy, suitable 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 ensure all workmen involved in the construction work against any accident / unpleasant incidents arising during the time of construction.
8) The applicant shall not store any building material / 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 any portion / part / land / balcony and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The Applicant shall provide & make provisions for accommodating transformers & associated equipments as per K.E.R.C. (Ele & D) code leaving 3.66 mts. from the building on all the four sides.
11) The applicant shall provide a separate room preferably 4.56 x 3.66 m in the basement for installation of telecom equipment and shall do make provisions for telecom services as per Bye-law No. 35.
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) Licence 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 preserved on a frame and displayed and they shall be made available during inspections.
16) If owner / builder commences the erection of Building, Bye laws and rules in force, the Assistant / Engineers / Supervisor will be informed by the Authority in the first instance, referred to the second instance and cancel the registration if the same is repented for the third time.
17) Technical personnel, applicant/ owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 9 (f) under sub section 1(A) (ii) to (ix).
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 foundations 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 within 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 recharges 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 Kar Planning repellent design of all structure" 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 By-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) This Occupancy Certificate will be considered only after ensuring that the provisions or 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 take place before 6.00 PM to avoid disturbance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic wastes and should be processed in the Recycling processing unit required capacity installed at site for reuse / disposal. Applicable for Residential units of 50 and above and 5000 Sq.m and above built up area for Commercial building.
31) The provisions with basements shall be designed for structure stability and safety to ensure the soil stabilization during the course of excavation for basements with safe design for retaining walls and adjoin structures for the safety of the structure as well as neighbouring property, public roads and footpaths, and barriers ensuring safety of wayfarers and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB shall be obtained before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plans 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 10% of the total area).
36) The owner / Association of Highrise building shall obtain clearance certificates 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 permissions 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 permissions issued every two years.
39) The Owner / Association of the highrise building shall conduct fire mock – drills in the buildings, one before the onset of summer and another during the summer and shall 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 PUR No.LIV 116 BCW 2013 Bangalore Dated: 07-04-2013

1. Registration of Applicants / Builders / Owners / 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 submit the changes if any of the list of workers engaged by him.
4. At any point of time the 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. Lists of workers at workers shall be furnished by the builder / contractor to the Labour Department wherever necessary.
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 shall not be responsible for any disputes that may arise in respect of property in question.
6. In case if the document submitted in respect of property in question be found to be false or fabricated the plan sanction granted shall be cancelled automatically and legal action will be initiated.

K. BCC Details:

Sl. No.	Name of the Statutory Body / Dept.	Reference No. & Date	Conditions if imposed
1	Fire Force Department	GBC (1) 566/2013 dt. 03-05-2014	As per conditions imposed in the letter issued by the Fire Force Authority
2	Airport Authority of India	Acknowledgement dt. 17-12-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	BESCOM	LT-5 2kW / 10kW dt. 05-10-2013	
5	BWSSB	Acknowledgement dt. 29-05-2013	
6	BCC/BDA	CR-3/BBMP/ADD.DIR/EE/AEE-II/1407/13-14 dt. 24-02-2014	
7	EIAA	AQK/171745/2013-14/EIA-2/910 dt. 6-01-2014	
8	Development Plan approval from BDA	BDA/TP/NOC/Plan/15-16/6877/13-14 dt. 29.10.2015	
9	Change of Land Use from BDA	BDA/TP/NOC/LUC/15-16/6397/13-14 dt. 29.10.2015	

II. The Applicant has paid the fee vide Receipt No. TP/JDTP/BTM/91/2014-15/May/0029 dated: 29-08-2014 for the following:-

1. License Fees	: 1,48,58,000.00
2. Cement Fees	: 74,00,000.00
3. Betterment Charges	
a) For Building	: 3,88,024.00
b) For Site	: 46,18,624.00
4. Security Deposit	: 1,53,34,609.00
5. Plan copy & Compound wall charges	: 2,03,800.00
6. 1% Labour Cess for Administrative charges	: 1,91,262.00
TOTAL	: 4,33,23,319.00
	SAY Rs. 4,33,23,320/-

(Rupees Four crores Thirty three thousand three hundred twenty only)

7. Labour Cess Rs. 1,95,09,200/- vide D.D No. 226018 dt.26-06-2014,ANSS BANK SAHAKARNAGAR BRANCH.

NOTE: 1) The demand for payment of Park & Open Space fee is payable as per the orders of Hon'ble High Court vide WP No. 25261/2010 (LB-BMP), however, this is subject to decision for clarification of such writ in future based on the outcome of the final court orders.
2) Payment of security fee for sanction of this plans is subject to result of W.P. No. 49060/2008 & 2949/2009.

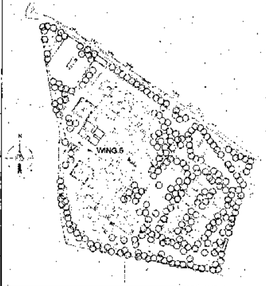
ಹಂಚಿಕೆ ಪತ್ರಿಕೆ:

ಸದ್ಯ ಮಂಜೂರಾಗುವ ಮಾಲೀಕತ್ವ ಅಥವಾ ಅನುಭವ ಪತ್ರ 13/05/2014 ರಂದಿರುವಂತೆ & ಮಂಜೂರಾಗಿರುವ ನಿವೇಶನ ಸಂಖ್ಯೆ 30/21/27/1, 15/1, 15/2, 16/1 A,B,C & 16/2 ಬೆರತೇನ ಅಗ್ರಹಾರ, ಬೆಗೂರು ಹೋಬಳಿ, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು ಮತ್ತು ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ ಯಲ್ಲಿರುವ ಸೋಭಾ ಡೆವಲಪರ್ಸ್ ಲಿಮಿಟೆಡ್ ಕಂಪನಿಯವರಿಗೆ ಸೇರಿದ್ದು ಸದರಿ ಕಂಪನಿಯವರು ಈ ಕಛೇರಿಗೆ ದಿನಾಂಕ: 29/05/2014 ರಂದು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿಯಲ್ಲಿ ಕೋರಿರುವಂತೆ ಸದರಿ ನಿವೇಶನದಲ್ಲಿ ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ದಿನಾಂಕ: 29/05/2014 ರಂದು ಸಲ್ಲಿಸಿರುವುದರಿಂದ ಸದರಿ ನಕ್ಷೆಯನ್ನು ದಿನಾಂಕ: 29/05/2014 ರಂದು ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ.

(ಜಂಟಿ ನಿರ್ದೇಶಕರು (ಅಭಿವೃದ್ಧಿ ನಿಯಂತ್ರಣ))

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ಅಭಿವೃದ್ಧಿ ನಿಯಂತ್ರಣ)
ನಗರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು.

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2350	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	600 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	600 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	760 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	760 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,
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BANGALORE - 560103, INDIA
TEL : 40220000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0356
	DRAWING NO.: AS 13
	REV NO.

JOB TITLE

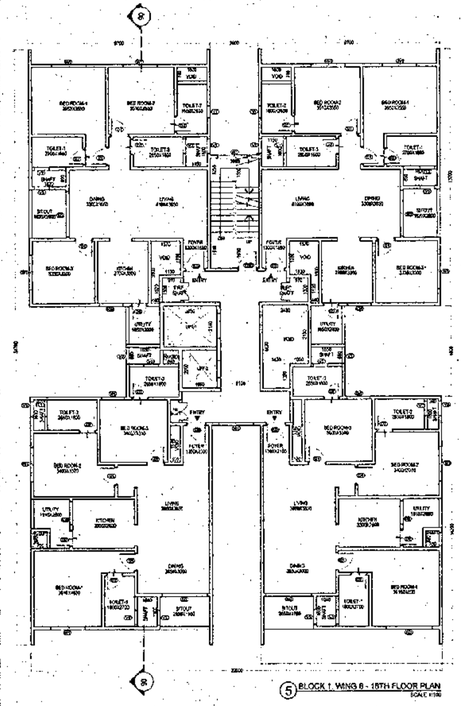
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

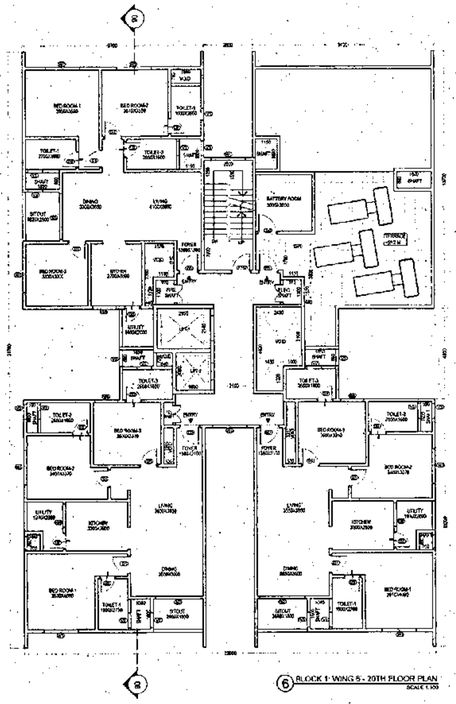
BLOCK -1
WING 6

FLOOR PLANS

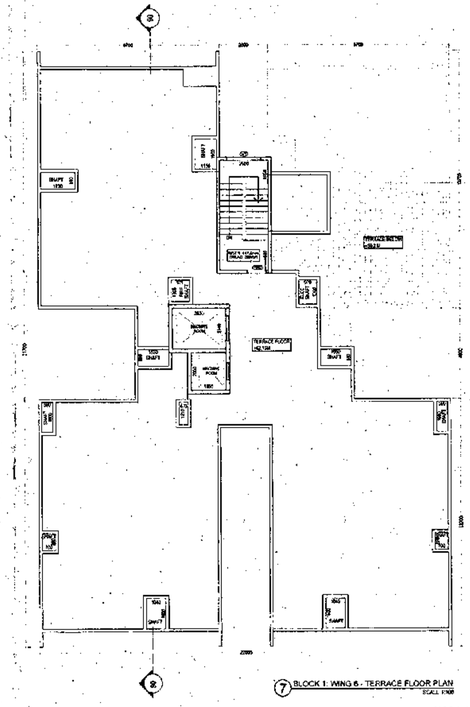
SHEET NO. 15



(5) BLOCK 1: WING 6 - 15TH FLOOR PLAN
SCALE 1:100



(6) BLOCK 1: WING 5 - 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

BBAPT/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 - SB+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 assure 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 raising the setback area / open spaces and the common facility areas, which shall be accessible to all the residents and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (EA & O) code during 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. 28
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) Licence 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 dules 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. 9 (c) under sub section IV-B (a) to (k).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or plinth before erection of walls on the foundation and in the case of completed 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 two 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 condition 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)(i)
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 (opening fac) IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquakes
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 2000 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / workers / drivers and advocy 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 condonne vide SI. 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 and organic and inorganic waste and should be processed in the Recycling processing unit prepared capacity enclosed at site for its use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
31) The structure with basements shall be designed for structure 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 sale areas)
36) The owner / Association of highrises building shall obtain clearance certificate from Fire Force Department with due compliance regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission as per 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 i.t.m. etc. The certificate should be produced to the corporation and shall get the renewal of the permission as per once in two years
39) The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in the event 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 APPENDIX-I(SEE RULE 7(1)(E)) WAGE No. A 6781 (1) 2006, dated: 21-09-2011

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. 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 of 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. BWSSB 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.

8. NOC Details:

Sl. No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	NOC(1) 564/2013 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	TERA	TERA/ NOC/ 2013-14, 45, 10-2013	
5	BWSSB	Acknowledgement dt. 28-08-2013	
6	BESCOM	CE (TP&RD)/BAU/E-474/13TS-61 dt. 23.02.2014	
7	KSPCL	AGM (TP/D.3)/2013-14/KSPCB/4001 dt. 30.12.01-01-2013	
8	Development Plans approval from BDA	BDA/TP&RD/F-447(1)/14-15/BBMP/3134 dt. 21/05/2014	
9	Change of Land Use from BDA	BDA/TP&LC/LUC/0023-13/4328/13-14 dt. 22-10-2013	

9. The Applicant has paid the fee vide Receipt No. TPI/JD/TP5(J)/TO/I/2014-15/May/0529 dated: 20-06-2014 for the following:-

1.	Licence Fees	: 2,45,66,000.00
2.	Ground Rent	: 74,26,380.00
3.	Betterment Charges	
	a) For Building	: 2,09,024.00
	b) For Site	: 46,14,624.00
4.	Security Deposit	: 183,04,800.00
5.	Plan copy & Compounding wall charges	: 7,00,400.00
6.	1% Labour Cess for Administrative charges	: 1,81,032.00
	TOTAL	: 4,76,94,331.00
		SAY Rs. 4,80,00,000/-

(Rupees Four crores Eighty lakhs only)

7. Labour Cess Rs 1,95,00,000/- Vide D.D No. 226316 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. 26251/2010 (LB-BMP), however fee is subject to condition for maintenance of such park in future, based on the outcome of the final court orders.
2) Payment of balance fee for sanction of this plans is subject to result of W.P No. 49060/2008 & 22702/2009.

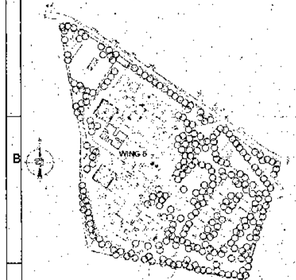
ಮೂಲ ಪ್ರತಿ :

ಶ್ರೀ ಹೊಂಬಾಳೇಗೌಡ್ರು ಇವರ ಅರ್ಜಿಯ ಅನ್ವಯ dated 13/05/2014 ರಂದು ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ್ದು ಇವರು ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ ಪ್ರಯುಕ್ತ ಸಂಬಂಧಿಸಿದ ಕಡತವನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆಯನ್ನು ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ನೀಡಲು ಶಿಫಾರಸ್ಸು ಮಾಡಿರುವುದರಿಂದ ಕಟ್ಟಡ ಪರವಾನಿಗೆಯನ್ನು dated 21/05/2014 ರಂದು ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ. ದಿನಾಂಕ 21/05/2014 ರಂದು ಮಂಜೂರು ಮಾಡಿದ ಕಟ್ಟಡ ಪರವಾನಿಗೆಯ ಪ್ರತಿಯನ್ನು ಲಗತ್ತಿಸಿದೆ.

(ಎಂ.ಎಂ.ಪಾಟೀಲ್ ಅಧಿಕಾರಿ 2014)

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ (ಸಹಾಯಕ ಆಯುಕ್ತರು)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು

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	1230 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,
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DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 14
	REV.NO.

JOB TITLE

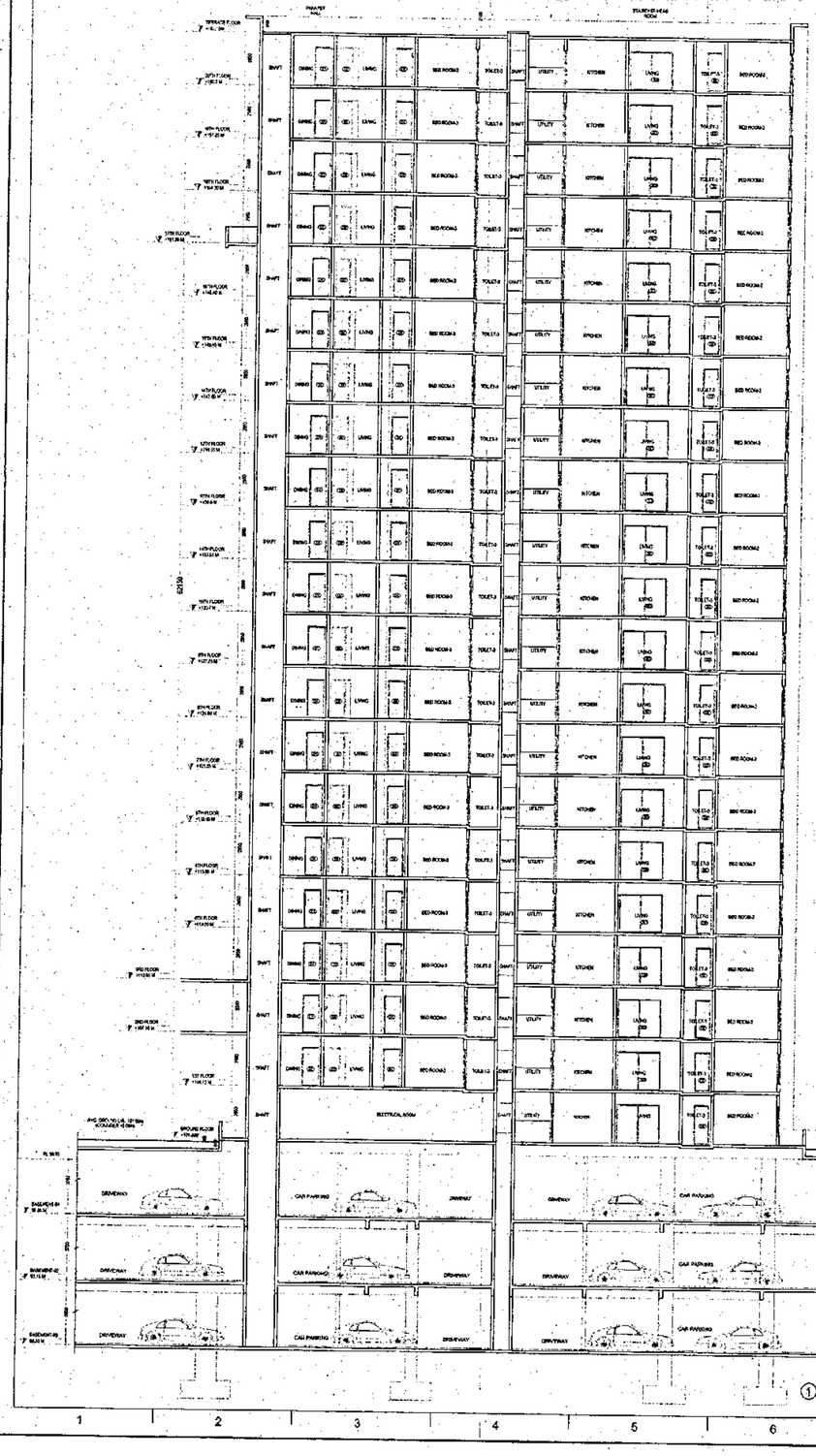
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

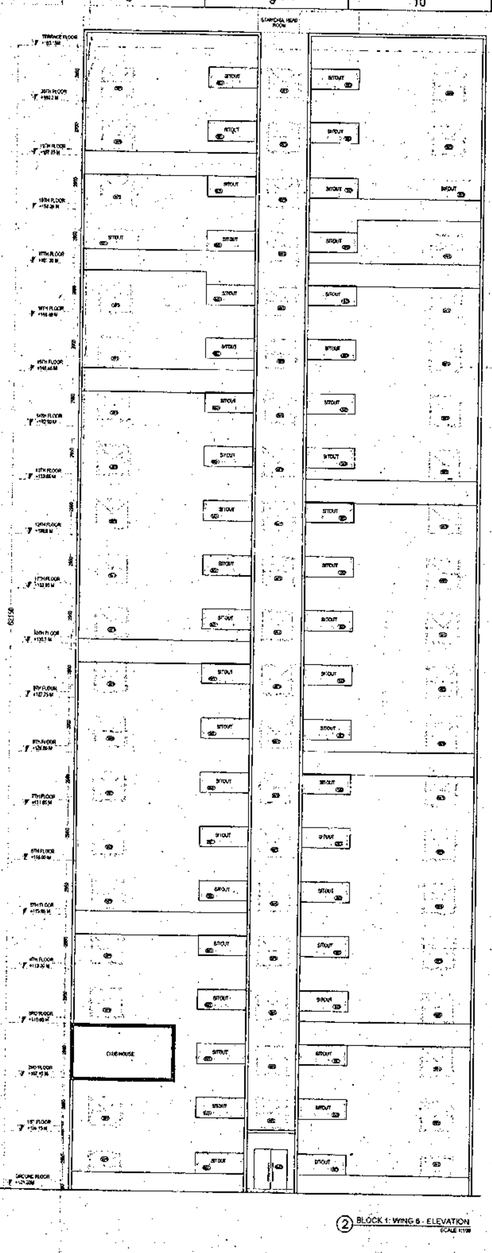
BLOCK -1
WING 6

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 9517/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
a) Construction of Block 1 Wing 1 to 4, 6 & 8 - SB+G+20 UF & Wing 5 - SB+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) Site 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 mains has to be paid to BWSSB and BESCOM if any.
5) Necessary units for running telephone cabins, cabins 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 ensure all workmen involved in the construction work against any accident / untoward incidents arising during the work at construction.
8) The applicant shall not store 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 / developer shall maintain during the activity, safe approaches 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 electrical transformers & associated equipment as per K.E.B.C (Ch & 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 Byelaw No. 29.
12) The developer 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) Licence and approved plans shall be posted in a conspicuous place of the licensed premises.
16) The building owner / developer or his agent shall produce the sanctioned plans with specifications shall be inspected on a frame and deviations and they shall be made available during inspections.
17) If owner / builder / developer 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 cancelled the registration if the same is found to be for the third time.
18) Technical personnel, architect or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law NO. 3.8) under sub section 9) d) (ii) to (x).
19) The building shall be constructed under the supervision of a registered structural engineer.
20) On completion of foundation or footings before erection of walls on the foundation and in the case of columns, structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
21) Construction or reconstruction of the building shall start within two years and completed within the expiry of five years from the date of issue of licence. It shall apply for permission to occupy the building after its completion.
22) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
23) Drinking water supply not by BWSSB should not be used for the construction activity of the building.
24) 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).
25) The building shall be designed and constructed adopting the norms prescribed in National Building Code and as per "Criteria for earthquake resistant design of structures" vide latest IS: 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
26) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
27) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 21) of Building Bye-laws 2003 shall be ensured.
28) 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.
29) The Occupancy Certificate will be considered only after ensuring that the provisions of condition's vide Sr. No. 23, 24, 25 & 26 are provided in the building.
30) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall avoid fabrics 06.00 PM to avoid hindrances during late hours.
31) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling, processing units required especially installed in site for its disposal / disposal Applicable for Residential units of 50 and above and 5000 Sqrs and above built up area for Commercial building).
32) The borewells with basements shall be designed to maintain stability and safety to ensure for soil stabilization during the course of excavation for basements, with sufficient margin for retaining walls and supervision for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and the public by erecting safe barricades.
33) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be obtained before starting of Commencement Certificate.
34) Sufficient two wheeler parking shall be provided as per requirement.
35) 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.
36) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
37) The Owner / Association of high rise building shall obtain clearance certificate from Fire Force Department with Fire 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.
38) 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 efficient fire shift shall be maintained in the respective and Fire Force Department every year.
39) The owner / Association of high rise building shall obtain clearance certificate from the Electrical inspectorate with their inspection 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.
40) The Owner / Association of the high rise building shall conduct two mock – drills in the building, one before the arrival of summer and another during the summer and assure complete safety in respect of fire hazards.
41) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
42) 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 (FOR ASSY.NUMBER) Memo. BAN/BLR(1)/CR-LET/2013 Dated: 01-04-2013

1. Registration of Appointment / 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 employed at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned Asst. 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 engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Notes:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers at the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department when so 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 issues 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.

R. ROC Details

Sr. No.	Name of the Statutory Organizations	Submissions & Dates	Conditions / Remarks
1	Fire & Rescue Department	NOC (1) 3800/2013 dt 29.08.2014	As per guidelines enclosed in the letter dtd.29.08.2014
2	Airport Authority of India	Acknowledgement dt 17-1-2013	Statutory Body should be adhered to
3	KSPCB	Acknowledgement dt 23-1-2013	
4	BDA	BDA/ JDC/ COM/ 2013-14/ 10-10-2013	
5	BWSSB	Acknowledgement dt 29-05-2013	
6	BESCOM	CE (T) BNG/SE(UGP)-4/14476 Dt.03 dt. 22-05-2014	
7	KSAC	KSAAITP/2/2013-14/Addl.1/KSAC dt 30-5-14 vide Ref.No.KSAC/TA/2013	
8	Drivers/Crowd Plan approval from BDA	BDA/TP/MISC/148/BTL/JDC/2014-15 dt 23.05.2014	
9	Change of Land Use from BDA	BDA/TP/MOL/LUC/0515/14/ASS/09-10 dt 22.10.2013	

II. The Applicant has paid the fee vide Receipt No. TP/JDTP/SU1/BI/0014-15/May/0629 dated: 29-06-2014 for the following:-

1.	Licence Fees	1,46,98,980.00
2.	Ground Rent	74,98,240.00
3.	Betterment Charges	
a)	For Building	3,85,02,400
b)	For Site	65,76,224.00
4.	Security Deposit	1,60,34,900.00
5.	Plan Scrutiny & Compound wall charges	2,03,800.00
6.	Vide Licence Order for Administrative charges	1,57,2[illegible]0.00
	TOTAL	4,89,98,324.00
		SAY Rs. 4,90,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,2014- vide D.D No. 226016 dt:30-05-2014,A/c:5 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. 28014/2014 (LB-BMP). However, the is subject to condition for non-encroachment of such land in future, based on the outcome of the final court orders.
2) Payment of balance fee for extension of time period is subject to result of W.P. No. 45866/2006 & 54661/2008.

ಮೂಲ ಪ್ರತಿ :

ನಿಮ್ಮ ಮನವಿಪತ್ರಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಅರ್ಜಿದಾರರ ದಿನಾಂಕ 13/05/2014 ರಂದಿನ ಅರ್ಜಿ ಮತ್ತು ಇತರೆ ಅ.ದಾ.ಪತ್ರಗಳನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿ ಸಂಖ್ಯೆ:BBMP/ಪ್ರ.ಆ.ಯೋ/ಕಟ್ಟಡ/ಸಿ.ಆರ್.ಝಡ್/ಎಲ್.ಪಿ.ಆರ್/13-14 ದಿನಾಂಕ:28/05/2014 ರಲ್ಲಿ ಮಂಜೂರಾದ ಕಟ್ಟಡ ಪರವಾನಿಗೆಯನ್ನು ಅರ್ಜಿದಾರರು ಪಡೆದುಕೊಳ್ಳಲು ದಿನಾಂಕ: 23/05/2014 ರಂದು ಸೂಚಿಸಲಾಗಿದ್ದು, ಸದರಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆಯನ್ನು ಪಡೆದುಕೊಳ್ಳಲು ಅರ್ಜಿದಾರರು ಕೋರಿರುವ ಅವಧಿಯು 22/11/2016 ರಂದು ಮುಕ್ತಾಯವಾಗಲಿದೆ.

ಇಂತಿ ತಮ್ಮ ವಿಶ್ವಾಸಿ

(ಜಂಟಿ ಆಡಳಿತಾಧಿಕಾರಿ (ಪಶ್ಚಿಮ))

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
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	W3	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 1020	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 : 40300000
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 15
	REV.NO.

JOB TITLE

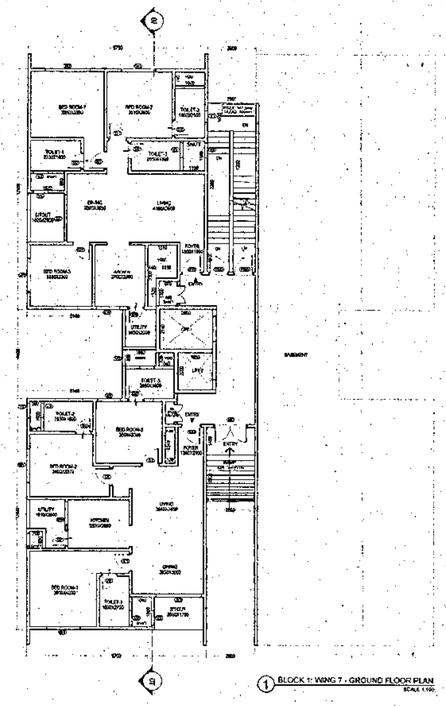
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/ 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO..192

DRAWING TITLE

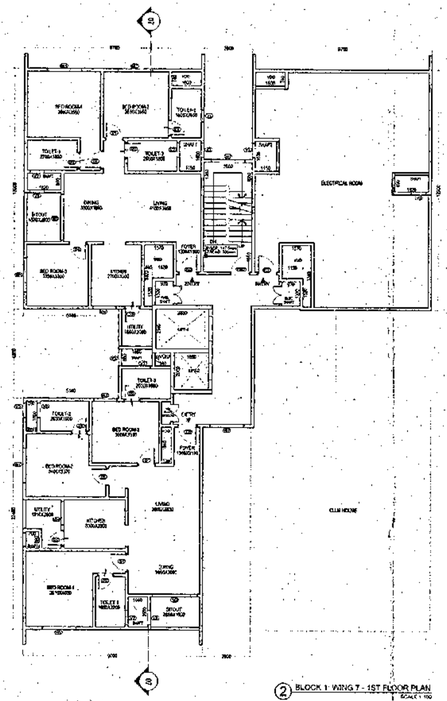
BLOCK -1
WING 6

SECTION ELEVATION

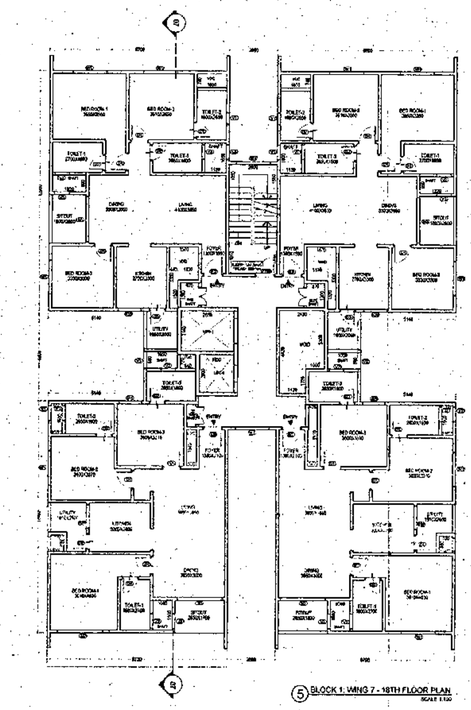
SHEET NO : 15



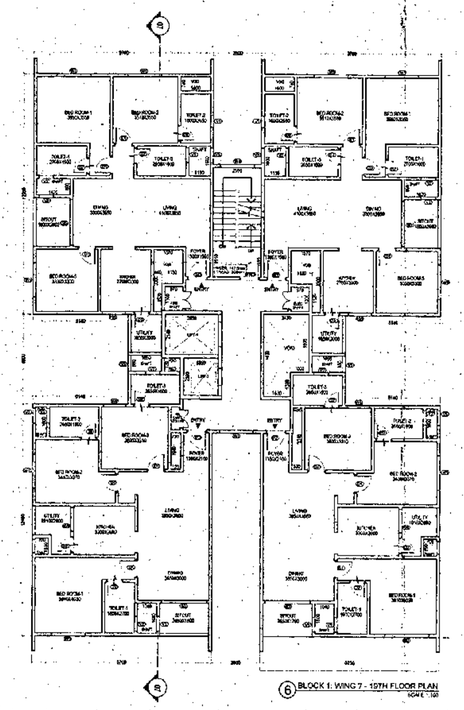
1 BLOCK 1: WING 7 - GROUND FLOOR PLAN
SCALE 1:100



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

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
   a) Construction of Block-1 Wing 1 to 4, 6, 8 - BSMT+Gr+20 UF & Wing 5 - BSMT+G+19 UF Wing 7, 9, 10 & 11 B+BG+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) Stilt and Surface area reserved for car parking shall not be converted for any other purpose.
4) Requirement charges towards increase in 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, cavities at ground level for postal services & space for curtailing passage 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 assure 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 are to be accessible to all the tenants and occupants.
10) The applicant shall provide a space for housing the distribution transformers & associated equipment as per K.E.R.C (Ea & D) code leaving 3.00 mts. from the building within the premises.
11) The applicant shall prepare a separate room preferably 4.50 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 35.
12) The applicant shall maintain during construction such sanitation 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 during trees before the commencement of the work.
15) Licensed 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 produced on all forms and duplicate 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 cancels 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-B (a) to (c).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columns, the owner or the licensed structural engineer or the supervisor shall intimate the Assistant Director of Town Planning (South) concerned and shall obtain a certificate from him that the foundations or footings are laid in accordance with the sanctioned plan. Only after obtaining such certificate from the Assistant Director of Town Planning (South) concerned, the construction of the building shall be proceeded with.
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 appreciated 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 complied 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 wastes and should be processed in the Recycling processing solid requested capacity installed at site for its recycle / disposal (Applicable for Residential units of 40 and above and 5000 Sqrs and above built up area for Commercial buildings)
31) The structural work 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 proper structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe temporary walls.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Occupancy 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) TCP certificate should be produced at the time of obtaining Occupancy Certificate (6% of the plot area).
36) The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department, with due stipulations 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 every three 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 duly Fire Force department every year.
38) The owner / Association of high rise building shall obtain clearance certificate from the Electrical Inspectorate vide due intimation by the department regarding working condition of electrical installations (Lifts also. The certificate should be produced to the corporation and shall get the renewal of the permission issued every three years.
39) The Owner / Association of the highrises building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
40) All other conditions and laws 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 canceled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM RULE 3(1)(r) "AMENDED Worker Act(G.L.)(MISC)(ET)2011, 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 ensure 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 above sample / construction sites.
2. List 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 it is brought to the notice of the Authority that the building or portion of the building has been erected or is being erected in contravention of the sanctioned plan in respect of property in question is found to be false or fabricated, the plan may be deemed to have been withdrawn and such action will be taken as may be warranted by the facts and circumstances of each case including cancellation of the plan sanction.

II MOC Details

Sr. No.	Name of the Authority	Reference No. & Date	Comments received
	Receipt of		
1	Fire Force Department	CFO (1) 560/2013 dt: 07-05-2014	As the condition imposed in the NOC are not complied by the applicant.
2	Airport Authority of India	Acknowledgement dt: 18-11-2013	Where the NOC is?
3	KSPCB	Acknowledgement dt: 23-11-2013	
4	BWSSB	BWSSB/ JDS/ CON/ 2013 dt: 13-12-2013	
5	BWSSB	Acknowledgement dt: 26-09-2013	
6	BESCOM	DE-1/ARC/RE:ASR-4/1667/2013-01 dt: 23-09-2014 Addl: 175% SC/ST/3.14 kW/3.04 KW @ BG-II dt: 05-11-2013	
7	BSNL		
8	Development Plan sanction from BDA	BDA/PRMP/LP/NR/15 / 1668/2013-14 dt: 21-05-2014	
9	Change of Land Use from BDA	BDA/TP(NE)/LUC-05/13-14/CFS/14 dt: 22-10-2013	

12. The Applicant has paid the fee vide Receipt No. TP/JO/PLU/TB1/2014-15/May/0029 dated: 20-05-2014 for the following:-

1.	Licence Fees	1,46,95,000.00
2.	Ground Rent	74,96,300.00
3.	Betterment Charges	
	a) For Building	2,66,021.00
	b) For Site	46,41,824.00
4.	Security Deposit	1,83,04,800.00
5.	Plan copy & Commencement well charges	3,03,800.00
6.	1% Labour Cess for Administrative charges	1,97,922.00
	TOTAL	4,84,95,221.00
		SAY Rs. 4,85,00,000/-

(Rupees Four crores Eighty Sixty lakhs only)

7. Labour Cess Rs. 1,95,00,000/- vide D.D No. 226016 dt:20-03-2014,AXIS BANK BANGALORE Branch.

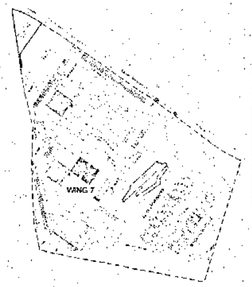
NOTE: 1) The decision for payment of Park & Open Space fee is suspended as per the orders of Hon'ble High Court, vide W.P. No. 25210/2010 (LB-BMP), however title is subject to decision for remittance of such dues in future, based on the outcome of the final court orders.
2) Payment of License fee for sanction of this plans is subject to result of W.P. No. 45808/08 & 25553/2008

ಮೂಲ ಪತ್ರ:

ಭೂ ಪರಿವರ್ತನೆಯನ್ನು ಮಾಡಿ ಆದೇಶ ಪತ್ರದ ದಿನಾಂಕ 13/07/2014 ಮತ್ತು ಸಂಖ್ಯೆ ಅ ಪ ಕಾ ಸ ಇ ಆದೇಶ ಸಂ: ಬಿಡಿಎ/ಭೂ ಪರಿ/ಆದೇಶ/2014-15 ದಿನಾಂಕ: 23/07/2014 ಮತ್ತು ಭೂ ಪರಿವರ್ತನೆಯಲ್ಲಿನ ಷರತ್ತುಗಳನ್ನು ಅನುಸರಣೆ ಮಾಡಲಾಗಿದೆ. ದಿನಾಂಕ: 24/07/2014 ರಂದು ಮಾಡಿ ಸಂಖ್ಯೆ: ಬಿಡಿಎ/ಭೂ ಪರಿ/ಪ್ರಮಾಣ ಪತ್ರ/2014-15 ದಿನಾಂಕ: 25/07/2014 ರಂದು ಮಾಡಿ ಪ್ರಮಾಣಪತ್ರ ನೀಡಲಾಗಿದೆ.

(ಅಪರ ಆಯುಕ್ತರು (ಭೂ ಪರಿವರ್ತನೆ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಬೆಂಗಳೂರು

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1950 x 2350	WOODEN
3	FIRE DOOR	FSD	1050 x 2250	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	600 x 600	ALUMINIUM FIXED
8	VENTILATOR	V1A	600 x 600	ALUMINIUM OPENABLE
9	VENTILATOR	V2	760 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	760 x 1600	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2630 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1730 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	1150 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 : 4302000
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

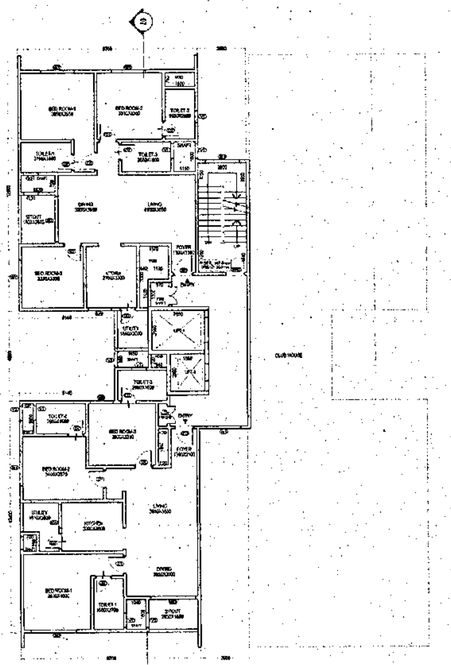
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21/27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

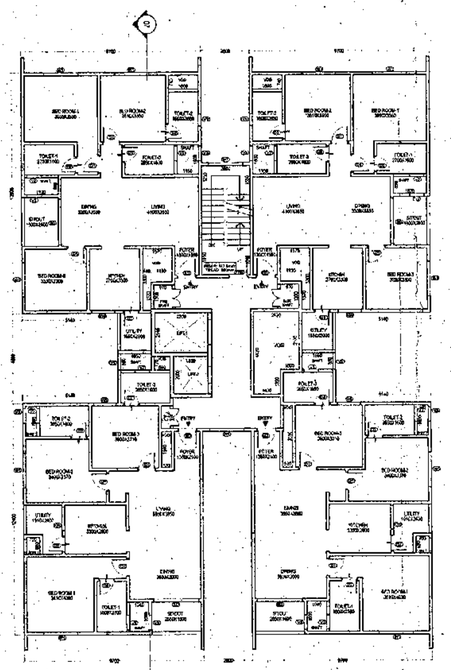
BLOCK -1
WING 7

FLOOR PLANS

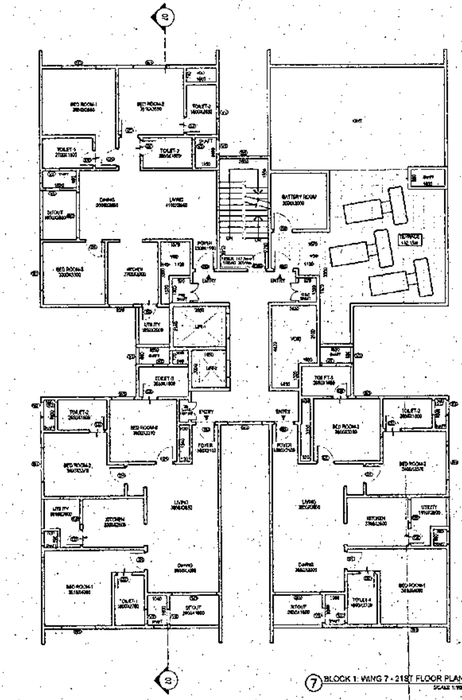
SHEET NO : 16



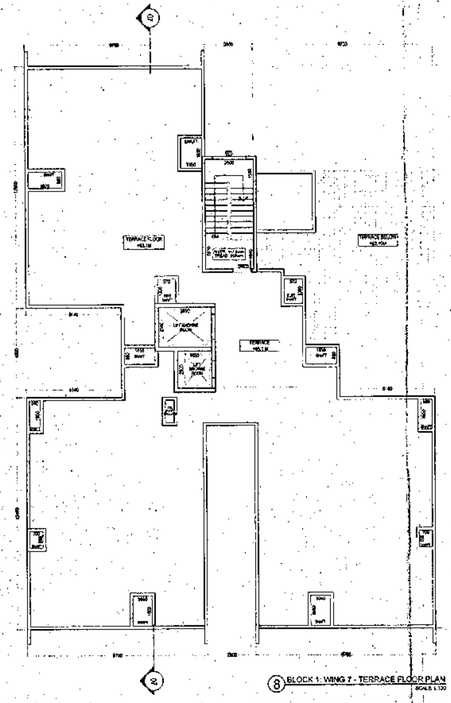
3 BLOCK 1: WING 7 - 2ND, 3RD, 4TH FLOOR PLAN
SCALE 1:100



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.DC/ JD (S) / LP/ 0012/13-14

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 duct/s for running telephone cables, cubicles at ground level for postal services & space for planting 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 employed in the construction work against any accident / unforeseen incidents during the time of construction.
8) The applicant shall not stack any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to dump 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 mainstream transformers & associated equipment as per K.E.R.C (E & S) code leaving 3.05 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 35.
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 advising in the second instance and cancel the registration if the same is repeated for the third time.
17) Technical personnel, proficient or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedules – IV (Bye-law No. 3.6) under sub section IV-B (e) to (h).
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 columned structure when excavating 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 two years from the date of issue of license & shall apply for permission to revalidate the sanction after the said period.
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" keeping the 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 this building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be extended.
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 the entrance shall be approachable through a ramp for the Physically handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after assessing that the provisions of conditions vide SI No. 23, 24, 25 & 26 are provided in the building.
29) The workers shall refrain from any noise pollution or disturbance to the nearby dwellings in the vicinity of construction and shall the construction activities shall stop before 06.00 PM to avoid disturbance during late hours.
30) Garbage bin arising 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 progression for basements with safe design for retaining walls and slopes 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 Essential shall be obtained 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 prepared by 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 BMP area).
36) The owner / Association of high/rise building shall obtain clearance certificate from Fire Force Department with due precaution regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and it 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 Forces Department to ensure that the fire equipments installed are in good & workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Forces 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 conditions of Electrician 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 construct two mock – Mats in the building, one before the onset of summer and another during the summer and ensure non-toxic safety in respect of rat infestation.
40) All other conditions / set 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 ADDITIONAL CHIEF SECRETARY TO GOVT., LABOUR DEPARTMENT, VIDHANA SOUDHA, Dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the contractor/s 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 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 labour camps / construction sites.
2. List of children of workers shall be furnished by the builders / 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. Labour will not be responsible for any dispute that may arise in respect of property or quarters.
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.

10. NOC Details:

Sl No	Name of the Gateway agencies	Reference No. & Date	Conditions/ remarks
1	Fire Force Department	GBC (1) 556/2013 dtr 05-03-2014	All the conditions mooted in the letter issued by the Statutory Body
2	AAI/IAA, HQRS of India	Acknowledgement dtr 17-11-2013	
3	KSPCB	Acknowledgement dtr 23-11-2013	Enclosed herewith
4	DEIAA	SEIAA 336 : ECM 2013 dt 20-12-2013	
5	BWSSB	Acknowledgement dtr 26-06-2013	
6	BESCOM	CE (E&M)/SE.tech/ AEE-4/545/79/13-14 Dt 20.12.2013	
7	BSNL	ADM ITF/GM/OTS/MM/643/2013-14 dtr 30-8-2013	
8	Development Plan approved by BDA	BDA/TP&EC/JD(S)/ LP/0012/13-14 dtr 21-03-2014	
9	Change of Land Use from BDA	BDA/TP&EC/JD(S)/ LP/0012/13-14 dtr 28-12-2013	

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

1.	Licence Fees	: 1,40,00,000/-(D)
2.	Ground Rent	: 14,66,332/-(D)
3.	Betterment Charges	
	a) For Building	: 3,99,804.00
	b) For Site	: 48,19,424.00
4.	Security Deposit	: 1,83,04,000.00
5.	Plan copy & Compound wall charges	: 2,00,800.00
6.	1% Labour Cess for Authorised area of 40,080 Sqm	: 1,27,027.00
	TOTAL	: 4,93,58,331.00
		SAY Rs. 4,93,60,000/-

(Rupees Four crores Ninty lakhs only)

7. Labour Cess Rs. 1,91,68,200/- vide D.D No. 126616 dtr 20-05-2014 LAXIS 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 in W.P No. 25021/2010 (LB-BMP). However, this is subject to Hon'ble Supreme Court decision in the matter of Writ petitions filed by the Residents Welfare Associations and others.
2) Payment of Scrutiny fee for sanction of this plans is subject to result of W.P. No. 45806/2008 & 29602/2008.

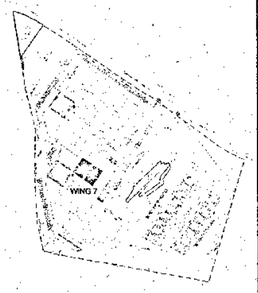
ಮಂಜೂರಿ ಪತ್ರಕ್ಕೆ :

ಸಕ್ಷ ಮಂಜೂರಾತಿಯನ್ನು ಕೋರಿ ಅರ್ಜಿಯನ್ನು ಇಡೀಕರಿಸಿದ ದಿನಾಂಕ 12/05/2014 ರಂದು ಪಾವತಿಸಿರುವ ಅಭಿವೃದ್ಧಿ ಶುಲ್ಕ ರೂ. 4,93,60,000/- ಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಅಭಿವೃದ್ಧಿ ಶುಲ್ಕ ಮತ್ತು ಪಾರ್ಕ್ ಮತ್ತು ತೆರೆದ ಜಾಗ ಶುಲ್ಕಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ ಮಾನ್ಯ ಉಚ್ಚ ನ್ಯಾಯಾಲಯ ರಿಟ್ ಅರ್ಜಿ ಸಂಖ್ಯೆ 25021/2010 ಮತ್ತು 29602/2008 ರಲ್ಲಿ ಮಧ್ಯಂತರ ಆದೇಶವು ದಿನಾಂಕ 23/05/2014 ರಂದು ಆಗಿರುವುದರಿಂದ, ಮಾನ್ಯ ಉಚ್ಚ ನ್ಯಾಯಾಲಯದ ಆದೇಶಕ್ಕೆ ಒಳಪಟ್ಟು ಈ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ದಿನಾಂಕ 23/05/2014 ರಿಂದ ಮುಂದಿನ ಆದೇಶದವರೆಗೆ ಅಥವಾ ದಿನಾಂಕ 28/05/2016 ರವರೆಗೆ ಮಾತ್ರ ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ.

(ಅಂಚೆ ಚೀಟಿಯ ಮೇಲೆ ಸಹಿ)

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು

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	HDB DOOR	HDB	1050 x 2150	HS
4	DOOR	D1	900 x 2100	WOODEN
5	DOOR	D2	750 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 OPERABLE
9	VENTILATOR	V2	760 X 1730	ALUMINIUM OPERABLE
10	SHAFT WINDOW	W3	760 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1660	ALUMINIUM TOP HUNG
12	WINDOW	W2	2970 x 1660	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1670	ALUMINIUM TOP HUNG
14	WINDOW	WH	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	WS	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1150 x 1030	ALUMINIUM

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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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

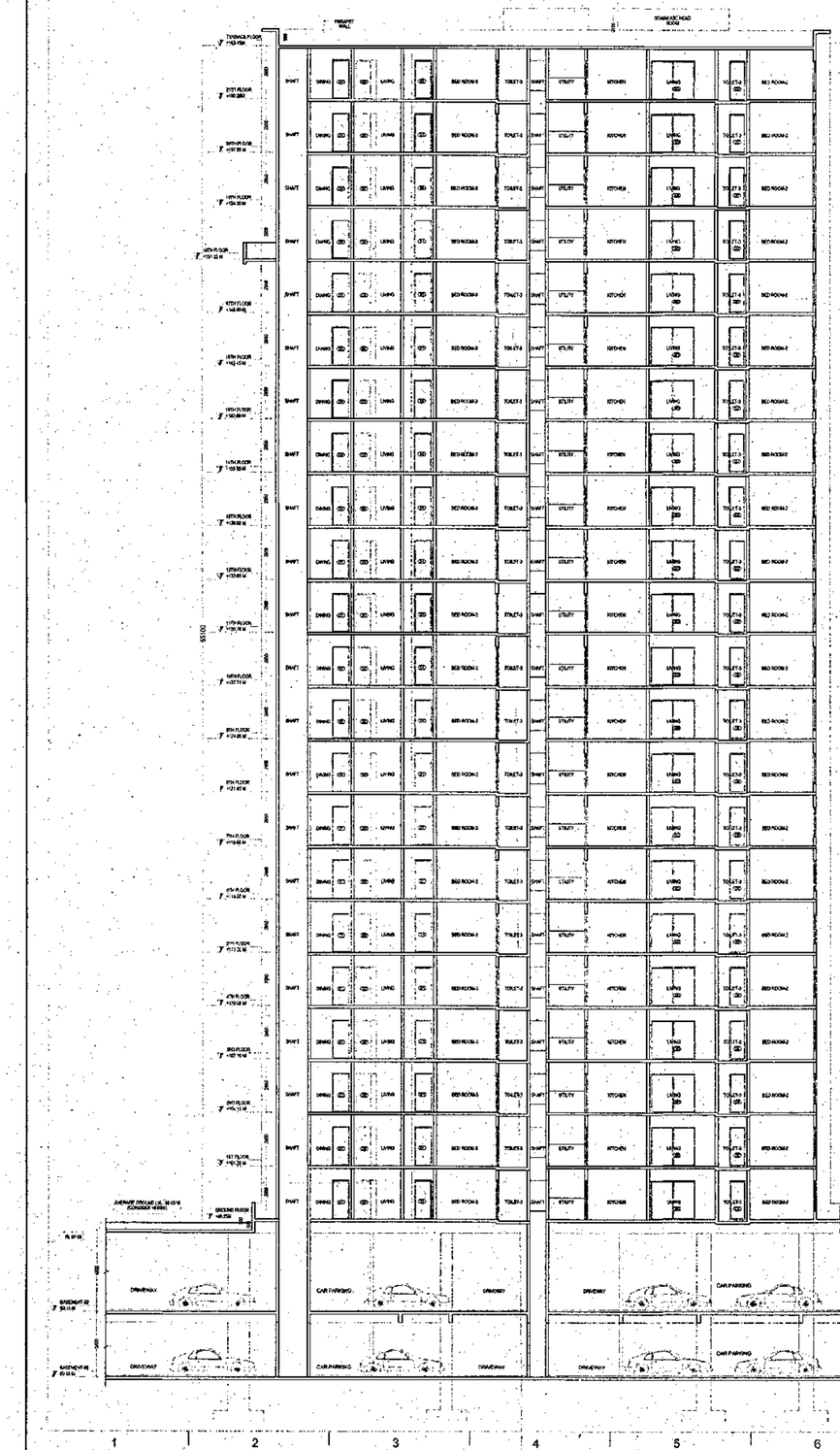
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 80/21 /27/, 15 /3, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

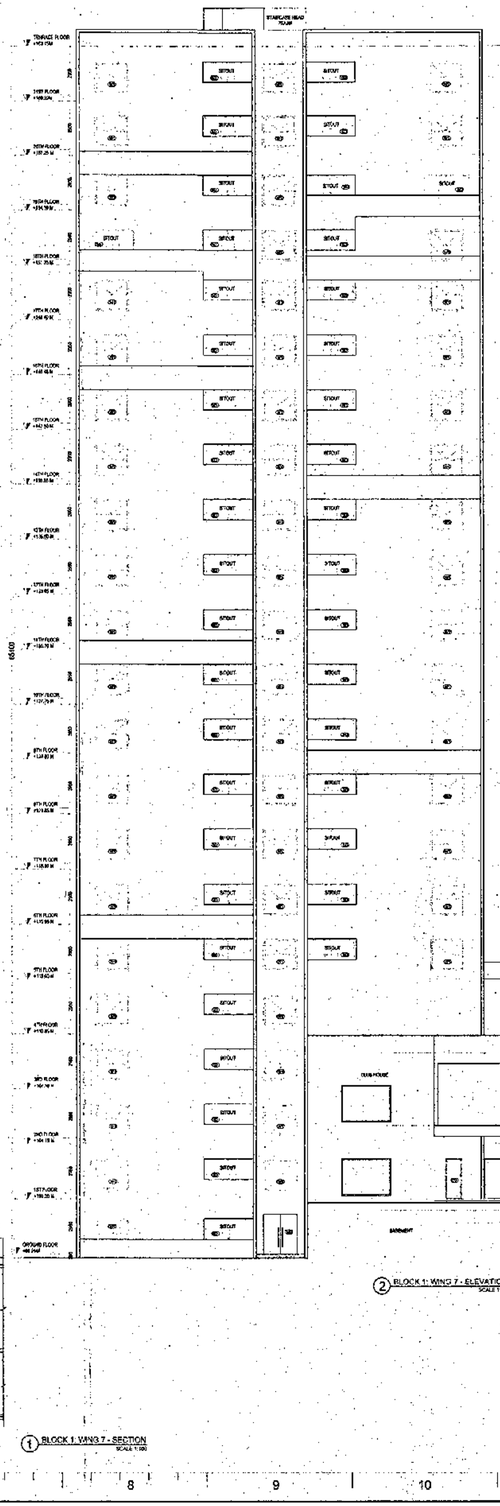
BLOCK -1
WING 7

FLOOR PLANS

SHEET NO : 17



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



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

Sanction is accorded for the proposed **RESIDENTIAL BUILDING:**
a) Construction of Block 1 Wing 1 to 4, 6, 8 - (B3+G+20 UF & Wing 5 - (B1+G+19 UF Wing 7, 9, 10 & 11 (B1+G1 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 diverted to any other use.
3. Stilt and Surface area reserved for car parking shall not be converted for any other purpose.
4. Developmental charges towards increasing the capacity of water supply, sanitary and power supply 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 use of construction workers and it should be demolished after the construction.
7. The applicant shall ensure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not allow any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to dider 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 equipments 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. 29.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / installation etc. in & around site and
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. Licence and approved plans shall be posted in a conspicuous place of the developed premises. The building license and the copies of sanctioned plans and 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 (a) under sub section IV-B (a) to (c).
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 columned 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.
21a. 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 buildings shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" (latest) No. IS 1893-2000 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 man and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped ramp.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. 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 disturbance 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 in site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm of it above built up area for Commercial building).
31. The structures with certain extra shall be designed for structural stability and safety to ensure for and stabilization of the side courses of excavation for basements with safe design for retaining walls and other structure for the safety of the structure as well as neighbouring property, public roads & its structures and services ensuring safety of electrical and general public by erecting electric fences.
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 Consultants for all high rise structures where rules to be approved from the Competent Authority if necessary.
35. TDR certificate shall be produced at the time of occupying Occupancy Certificate 10% of the said area.
36. The Owner / Association of high-rise building shall obtain compliance certificate from Fire Force Department with regard to provisions regarding working conditions of Fire Safety Measures installed. This certificate shall be produced to the concerned 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 competent supervisors 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 every year.
38. The owner / Association of high-rise building shall obtain clearance certificate from the electrical inspectorate with due inspection by fire department regarding working condition of Electrical installations / Lifts etc. This 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 construct two check - inlets 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 Developmental Plan for the project should be strictly adhered to.
41. In case of any breach of the condition, 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 NO.KE 32 LWP 2013, LBRU:13 BTI 2013, dated: 21-06-2013

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 workmen employed 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 labour camps / construction sites.
2. List of workers in service 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. BWSSB 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 are found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

II. AFSC Details:

Sl. No.	Name of the Authority / Department	Reference No. & Date	Comments received
1	Fire Force Department	KSFRS/NOC/BNG/2013 dt. 03-05-2014	As the conditions mentioned in the letter issued by the Authority thru'
2	Airport Authority of India	Acknowledgement dt. 17-01-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	Without Consent order
4	BIAAA	SEIAA 326 ADM 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 25-06-2013	
6	BESCOM	CC / AE / EE / SEE-4 / 1495 / 14-15 dt. 03-06-2014	
7	BSNL	BSNL/TFC/CC/2013-14/KR/NOC/2 dt. 05-07-2013	
8	Development Plan approved from BCC	BDA/TP/BLR/Z.R.(EAST)/1468/2014-15 dt. 21-05-2014	
9	Change of Land Use from Bda	BDA/TP/BLR/CLU/001/2013-14/0004/513 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TPuD1PBU/01/2014-15/dtp/0029 dated. 24-04-2014 as the following:-

1.	License Fees	: 1,48,95,660.00
2.	Ground Rent	: 74,66,360.00
3.	Betterment Charges	
	a) For Building	: 2,68,424.00
	b) For Site	: 46,16,124.00
4	Security Deposit	: 1,51,44,800.00
5	Plan copy & Comm and wait charges	: 2,03,600.00
6	1% Labour Cess & Administrative charges	: 1,10,120.70
	TOTAL	: 4,31,99,321.00
	SAY Rs. 4,46,40,000/-	

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,66,06,200/- vide D D No. 239616 dt.29-05-2014,AXIS BANK BANGALORE Branch.

NOTE: i) The amount in payment of Roti & Open Space fee is 'suspended as per the orders of Hon'ble High Court vide W.P. No. 35231/2010 (LB-BMP), however it is subject to variation in accordance of such said futures' based on the outcome of the final court orders.
ii) Payment of balance fee for sanction of plan prior to norms of W.P. No. 4900/2008 & 2900/2008.

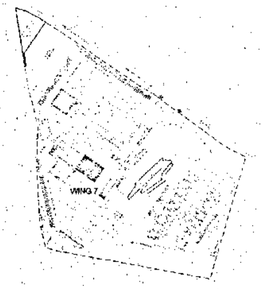
ಪೂರಿತ ಪತ್ರ :

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಯಾವ ಅಧಿಕಾರಿಯ ಆದೇಶದ ದಿನಾಂಕ 17-05-2014 ರಂದು ಎಸ್ಎಸ್ಎಲ್ಸಿ ಅಥವಾ ಅದಕ್ಕೆ ಸಮಾನವಾದ ಶೈಕ್ಷಣಿಕ ಅರ್ಹತೆ ಹೊಂದಿರುವ ಮಾಲೀಕರ ಅಥವಾ ಅವರ ಅಧಿಕೃತ ಪ್ರತಿನಿಧಿಯವರಾದ ನಾನು ದಿನಾಂಕ 19-05-2014 ರಂದು ಸ್ವೀಕರಿಸಿರುತ್ತೇನೆ.

(ಮಾಲೀಕರ ಅಥವಾ ಅವರ ಅಧಿಕೃತ ಪ್ರತಿನಿಧಿಯ ಸಹಿ)

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಗಳ ಗ್ರೇಡ್ ಮತ್ತು ಹುದ್ದೆಯ ಹೆಸರು
ದಿನಾಂಕ: 19-05-2014

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1200 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	ESE DOOR	ESD	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 950	ALUMINIUM OPERABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPERABLE
10	SHAFT WINDOW	V3	780 x 1080	ALUMINIUM
11	WINDOW	W1	1830 x 1500	ALUMINIUM TOP HUNG
12	WINDOW	W2	2630 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1530	ALUMINIUM TOP HUNG
14	WINDOW	WA	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1200 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1530	ALUMINIUM

E OWNER'S SIGNATURE

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

F ARCHITECTS SIGNATURE

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

ARCHITECTS :

G
SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560 103, INDIA.
TEL : 45220000
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

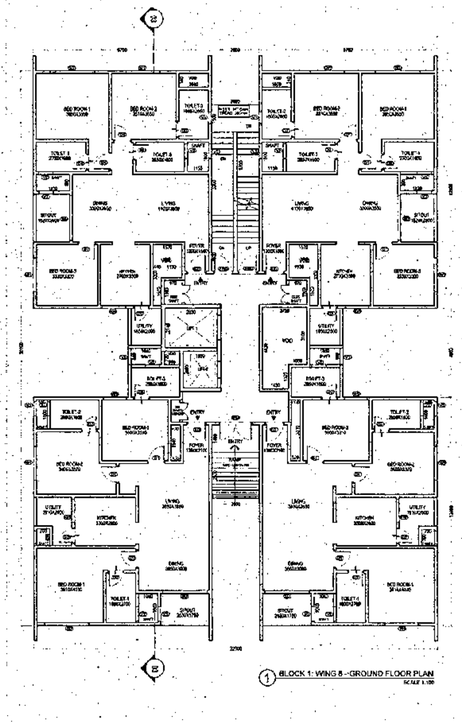
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

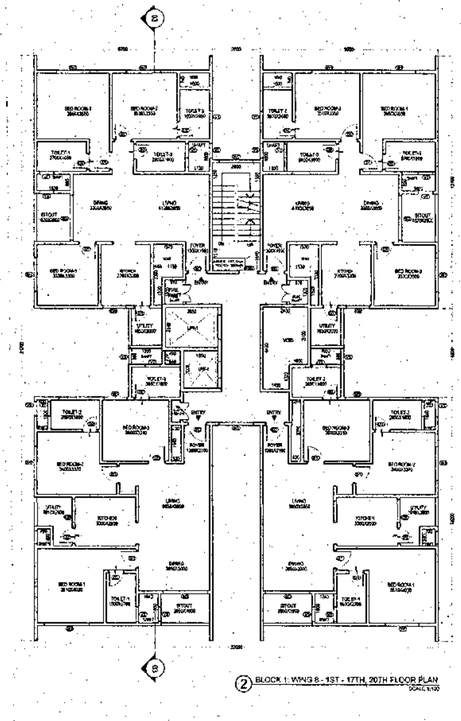
BLOCK -1
WING 7

SECTION ELEVATION

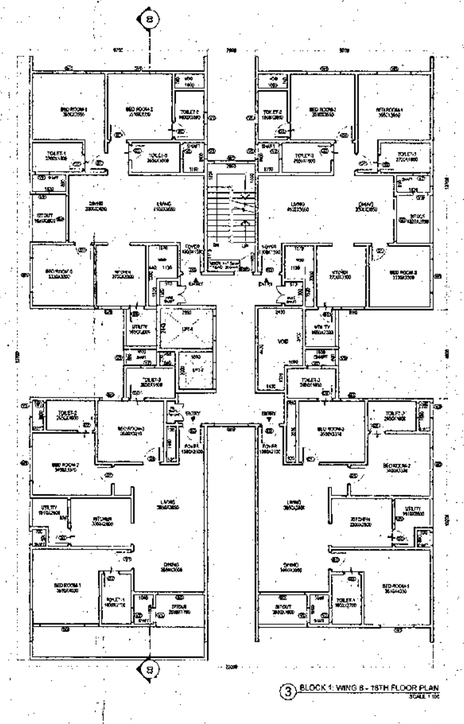
SHEET NO : 18



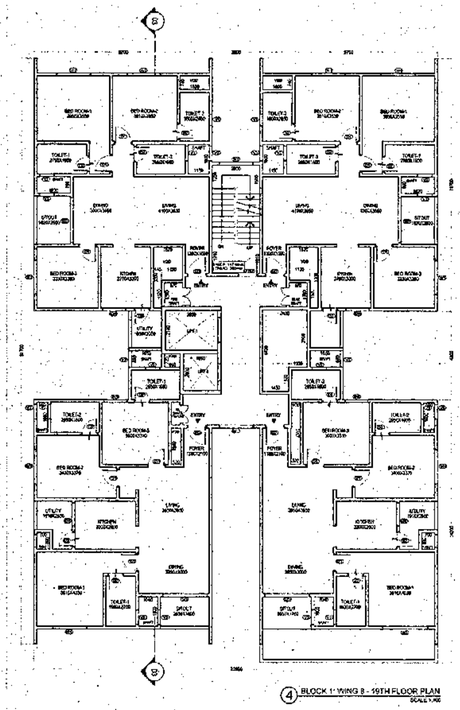
1 BLOCK 1: WING 8 - GROUND FLOOR PLAN
SCALE 1:100



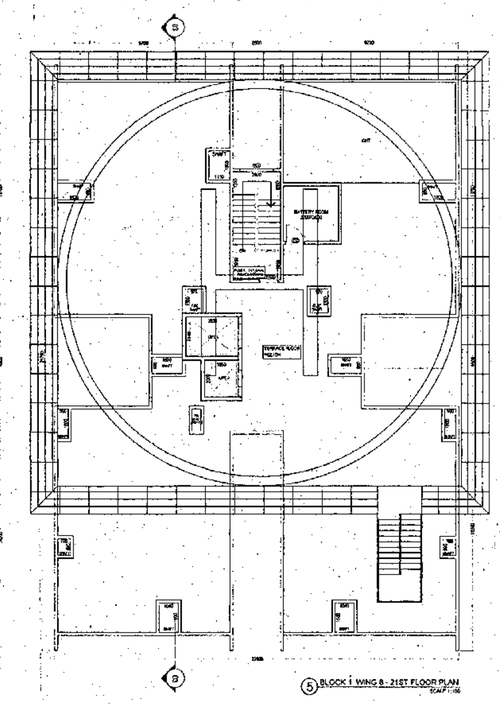
2 BLOCK 1: WING 8 - 1ST - 17TH, 20TH FLOOR PLAN
SCALE 1:100



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 0017/13-14

Conditions:

a) Sanction is accorded to the proposed RESIDENTIAL BUILDING
a) Construction of Block 1 Wing 1 to 8, 6, 8 - GB+G+20 UF & Wing 5 - GB+G+19 UF, Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 3 - G+1 UF & Block 3 - G+1 UF
b) Sanction is accorded for residential use only. The use of the building shall not be deviated to any other use.
c) 360° and Stilt floor area reserved for car parking shall not be converted for any other purpose.
d) Developmant charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and SESCOM if any.
e) Necessary Shafts for rainwater harvesting structures, collection at ground level for postal services & space for dumping garbage within the premises shall be provided.
f) The applicant shall construct temporary toilets for bona use of construction workers and it should be demolished after the construction.
g) The applicant shall insure all workmen employed in the construction work against any accident / workmen compensation during the time of construction.
h) The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
i) The applicant / builder is prohibited from selling the balcony / open spaces and the common facility areas which shall be accessible to all the tenants and occupants.
k) The applicant shall provide a space for housing the substation transformers & associated equipment as per K.E.R.C (Ele & C) code leaving 5.00 mts. from the building within the premises.
l1) The applicant shall provide a separate room measuring 4.88 m x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 26
l2) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other matters endangering the safety of people / structures etc. in & around the site
l3) The applicant shall plant at least two trees in the premises.
l4) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
l5) Display of sanction 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 stable and displayed and they shall be maintained during construction.
l7) If owner / builder contravenes the provisions of Building Byelaws and rules in force, the Architect / Licensed Supervisor will be informed by the Authority in the first instance, warned in the second instance and penal for the neglect of the same is repeated for the third time.
l8) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-IV of Bye-law No. 3.9) vide sub section (vi) of (v) (c) (c).
l9) The building shall be constructed under the supervision of a registered structural engineer.
l10) On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
l11) 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 & not all apply for permission to occupy the building after its completion.
l12) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
l13) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
l14) 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).
l15) The building shall be fire proof and constructed enforcing 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 resistive to earthquake.
l16) The applicant should provide rain water heaters as per table 17 of Bye-law No. 29 for the building.
l17) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 311) of Building bye-laws 2003 shall be ensured.
l21) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and also ensure that adequate facilities be accomplished promptly in ramp for the Physically Handicapped persons together with the assigned entry.
l19) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are promised in the building.
l7) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall exist before 08.00 AM to avoid hardships during late hours.
l20) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and shall be processed in the Recycling processing units harboured capacity installed in 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)
l3) The structurers with basement/s shall be designed for structure stability and safety to ensure for soil stabilization during the course of excavation for basements with safe shoring 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.
l22) The consent for Environment from the Ministry of Environmental and Forest (MoEF) / SEIAA / KSPCB should be taken before issuing of Commencement certificate
l23) Sufficient non-vehicular parking shall be provided as per rpg amendment
l24) 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.
l25) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
l26) 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 permanent record once in two years.
l27) The Owner / Association of the high/rise building shall get the building inspected by authorised officers of the Fire Force Department to ensure that the fire extinguishers 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.
l28) 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 also to be produced to the corporation and shall get the renewal of the permanent license every two years.
l29) The Owner / Association of the high/rise building shall conduct two mock – drills in the building one before the onset of summer and another during the summer and develop manpower safety in recruited drive hazards.
l40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
l41) In case of any false information, en-concealment of facts or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide GAE/SENSE/CR-BLR/CR/240(P)/13-14, BASEL LOPS/GE/TPE/10, 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 employed at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned Asst 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 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 cases, plan violations 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 of 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.

1. NOC Details:

Sl No	Name of the Institution / Dept./Wards	Reference No. & Date	Conditions attached
1	Fire Force Department	CR/Tr.Mg/260/13 dtd 20-05-2014	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	HAL	Acknowledgement dt 29.01.2013	
4	BSNL	Dev/L.dev./Com./2013 dt 03-12-2013	
5	BWSSB	Acknowledgement dt 25-09-2013	
6	BESCOM	CE (C)/SE(OP)/AEE(Ad)/BTP/F.No. dt. 22/09/2014	
7	BSNL	A-SDE-ITP/CNR/545-14/WA/2629/2013 dt 30-01-2014	
8	Civil aviation Dept. regarding Height clearance	BIAL/PP/BBMP/0174/13-14/0777/13-14 dt 13-01-2014	
9	Change of Land Use from BDA	BDA/PRMC/LUC/0075/14/0001/14 dt 19-05-2014	

10. The Applicant has paid the fee vide Receipt No. TPI/JC-TPE(J)/TPI/2014-15/dtd-/0628 dated: 30-06-2014 for the following :-

1	Licence Fees	: 46,89,600.00
2	Consent Fees	: 14,66,280.00
3	Betterment Charges	
	a) For Building	: 2,89,624.00
	b) For Site	: 48,98,624.00
4	Security Deposit	: 1,93,04,800.00
5	Plan copy & Compound wall charges	: 3,15,600.00
6	1% Labour Cess for Administrative charges	: 1,27,672.00
	TOTAL	4,34,96,124.00

SAY Rs. 4,34,96,000/-

Rupees Four crores thirty nine lakhs only/-

7. Labour Cess Rs. 1,95,06,000/- vide D.D No. 206618 dt:20-06-2014 ADS. BANK BANGALORE Branch.

ISSUE 1) The demand for premium at Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide WP No. 29212/2010 (LB-BMP), however fee is subject to condition for remittance at such time in future, based on the outcome of the final conclusion.
2) Payment of licence fee for sanction at this plans is subject to result of W.P. No. 49996/2008 & 29992/2008

ಮೂಲ ಪ್ರತಿ :

ಸದ್ಯ ಮಂಜೂರಾತಿಯನ್ನು ಬಿಬಿಎಂಪಿಯ ಆದೇಶ ದಿನಾಂಕ:15-05-2014 ರ ಮೇರೆಗೆ ಅ.ನಿ.ಆಯುಕ್ತರು (ಪೂರ್ವ ವಲಯ) ರವರು ಮಂಜೂರು ಮಾಡಿರುತ್ತಾರೆ (ಪೂರ್ವ ವಲಯ) ದಿನಾಂಕ: 29-05-2014 ಪತ್ರದ ಷರತ್ತು ಮತ್ತು ಸಂದರ್ಭಾನುಸಾರ ಮಂಜೂರಾದ ಅಳತೆಗೆ ಒಳಪಟ್ಟು ಅನುಮತಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 29-05-2014 ರಿಂದ 28-05-2016 ರವರೆಗೆ ಮಾತ್ರ ಮಂಜೂರಾತಿಯು ಅನುಷ್ಠಾನದಲ್ಲಿರುತ್ತದೆ.

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ)
ಪೂರ್ವ ವಲಯ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು-560 008

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	FD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	900 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 920	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 920	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 : 45220000
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

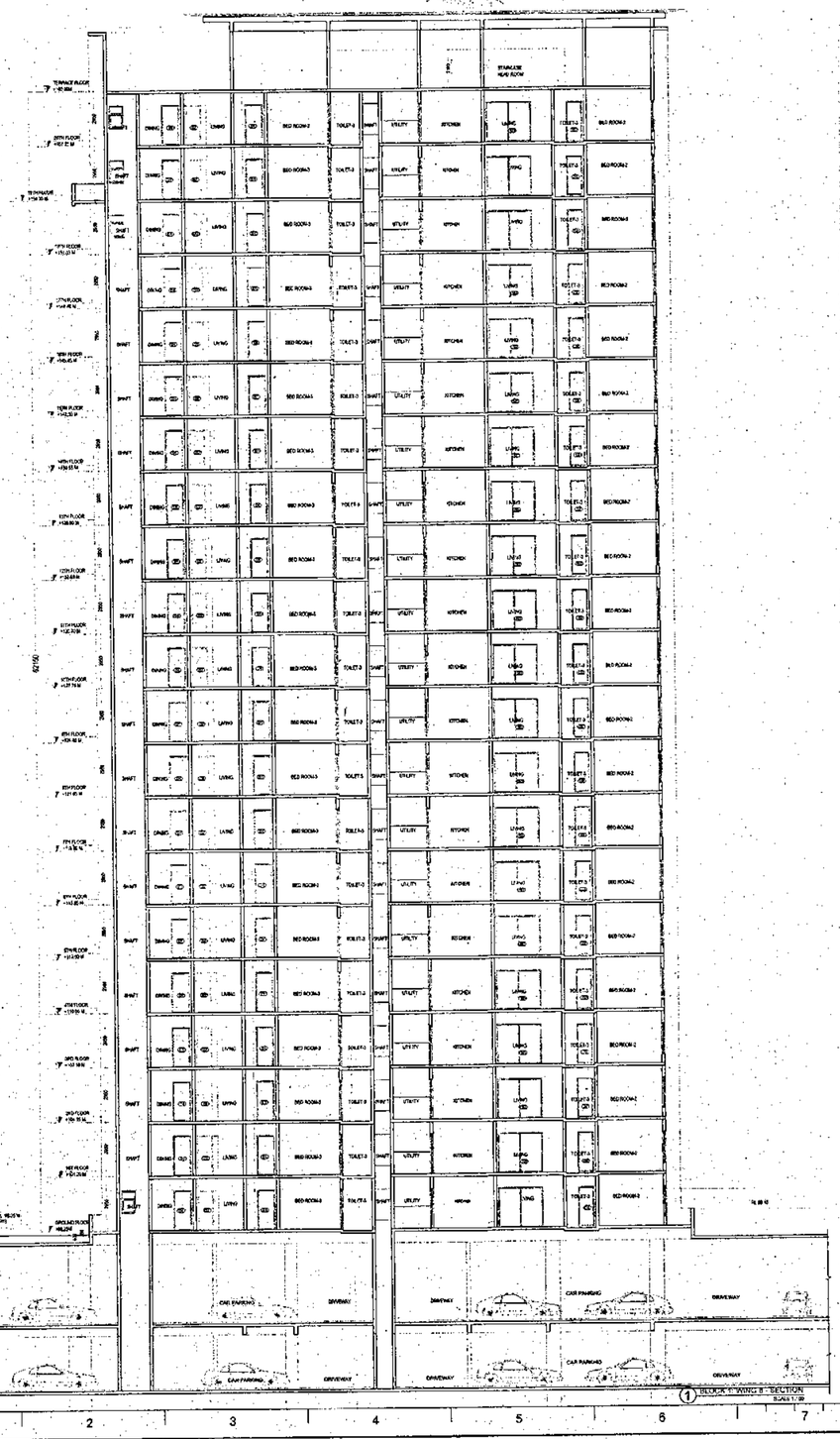
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

BLOCK -1
WING 8

FLOOR PLANS

SHEET NO : 19



Scheme / Application No. / 20/21 / 27 / LP / 15/1 / 15/2 / 16 / 1 A,B,C & 16/2

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+16 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 converted to any other use.
3) BBF 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, cabinets 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 employed in the construction work against any accident / workmen's compensation during the time of construction.
8) The applicant shall not store any building materials / debris on footpath or on roads or on drains / the debris shall be removed and transported to nearest dumping yard.
9) The applicant / builder is prohibited from selling site/flat/s, area / open spaces and the apartment facility/ies, which shall be appropriate 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 (EA & D) code framing 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 Rule-sec-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 / accidents etc. all & 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 sanctioned 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 Byelaws and rules in force, the Architect / Engineer / Supervisor will be proceeded 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 appointed as overall as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 31(i) under sub section IV 4 (iii) to (v).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundations 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 order for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Byelaw 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 the structure.
25) The applicant should provide solar water heaters as per note 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 34) of Building rule-bye 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 post and also entrance shall be appropriately brought to ramp for the Physically Handicapped persons inputs or with the stepless entry.
28) The Occupancy Certificate can be considered only after ensuring that the provisions of regulations vide SI. No. 23, 24 & 25 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 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 units required adequately enabled as site for eg. reuse / disposal (Applicable to Residential units of 50 and above and 3000 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 also ensuring safety of manmen 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 space for storing 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) TCR certificate should be produced at the time of obtaining Occupancy Certificate 5% of the plot area).
36) The owner / Association of apartment building shall obtain clearance certificate from Fire Force Department, with due inspection restricting working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the same once in every 3 years.
37) The Owner / Association of the Premise (s) wing shall get the building inspected by engineer for supervision 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 premises building shall obtain clearance certificate from the Electrical Inspectorate with due intimation to 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 same from time to time every one year.
39) The Owner / Association of the high rise building shall conduct two mock – drills in the building one before the onset of summer and another during the summer and ensure complete safety of residents of the building.
40) All sales consultants / Advertisers / Agents shall be duly registered with the Competent Authority while approving the Development Plan for the project he should be kindly advised to
41) In case of any false information, misrepresentation of facts, or pending court cases the plan sanction is deemed cancelled.

Govt. of Karnataka as per Labour Department of Department of Karnataka vide
ADDITIONAL CONDITIONS vide Lr.No. AaSEs / LD-355 / LE / 2012, Dated: 01-04-2013

1. Registration of Applicants / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be kindly advised 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 employed 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 working 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 of each & every month.
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. BWSSB will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action may be initiated.

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Enclosed / Not enclosed
1	Fire Force Department	GBC (1) MISC/2013-14, 22-05-2014	Not the competent to inspect as the same issued by the Authority in the Building
2	Karnataka Pollution Control Board	Acknowledgement dt. 17-1-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	BWSSB	BWSSB / SDE / COM / 2013-14 / 05-10-2013	
5	BWSSB	Acknowledgement dt. 23-04-2013	
6	BESCOM	CE (C&M)/SE(M&T-4)/EE(M)/F-941 / dt. 22-04-2014	
7	BSNL	No.KA/BNG/40/2013-14/WW-242/C.P. @ 49 / dt. 07-11-2013	
8	Development Plan approval from BDA	BDA/PAR/BLR/2013-14/MISC/07 / dt. 21-05-2014	
9	Change of Land Use from BDA	BDA/PAR/LCU/GO/-3-41/2556/13-14 dt. 22-10-2013	

12. The Applicant has paid the fee vide Receipt No. TPI/DTP/51/TSI/2014-15/May/0029 dated: 20-05-2014 for the following:-

1. Licence Fees	1,49,56,883-00
2. Ground Rent	74,50,000-00
3. Betterment Charges	
a) For Building	3,98,051-00
b) For Site	40,15,624-00
4. Security Deposit	20,01,600-00
5. Plan scrutiny & Corebound well charges	3,13,600-00
6. 1% Labour Cess For Administrative charges	1,57,032-00
TOTAL	6,89,83,391-00
	SAY Rs. 6,89,84,000/-

(Rupees Four crores Sixty nine lakhs only)

7. Labour Cess Rs. 1,57,032-00/- vide D.D No. 226018 dt.20-05-2014 AX.G BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Fees & Open Space fee is governed as per the orders of Hon'ble High Court vide WP No. 2521/2010 (LB Bang), therefore, this is subject to exception for non-payment of sum once or future based on the outcome of the Writ Petition.
2) Payment of scrutiny fee for selection of this plan is subject to result of W.P. No. 49002/2006 & 22510/2008.

ಮೂಲ ಪ್ರತಿ :

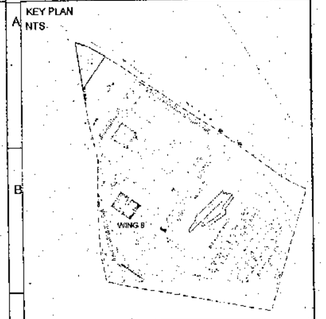
ಈ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯಲು ಅವಶ್ಯವಿರುವ ಷರತ್ತು ಸಂಖ್ಯೆ 13-25-2014 ರಲ್ಲಿ ತಿಳಿಸಿರುವಂತೆ ಎಲ್ಲಾ ಬಾಕಿ ಮೊತ್ತವನ್ನು ಪಾವತಿ ಮಾಡಿರುವುದಾಗಿ ಮಾಹಿತಿ ನೀಡಿರುತ್ತಾರೆ. ಆದ್ದರಿಂದ ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿದೆ. ದಿನಾಂಕ: 20/05/2014 ರಂದು ಪಾವತಿಸಿರುವ ರೂ. 6,89,84,000/- ಗಳ ಮೊತ್ತವನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿದೆ.

(ಪರಿಶೀಲಿಸಿದ ಅಧಿಕಾರಿಯ ಸಹಿ)

(ಹಿರಿಯ ಅಧಿಕಾರಿಯ ಸಹಿ)

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	1730 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

KEY PLAN
NTS



E OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

SIGN.....
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-559 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49220300
E-mail : architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 26/05/14
NORTH	PROJECT NO : 0358
	DRAWING NO.: AS 20
	REV.NO.

JOB TITLE

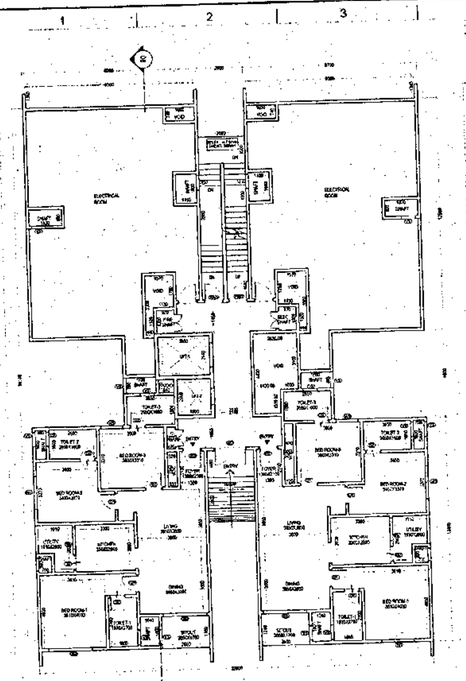
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 20/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE, WARD NO. 152

DRAWING TITLE

BLOCK -1
WING 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/ASSE/EAP/0738/13-14 dated 07.05.2014

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
a) Construction of Block 1 Wing 1 to 4, 6, 8 - 20+1Pod+20 UF & Wing 5 - 20+Mz+19 UF
Wing 7, 9, 10 & 11 B+S+Mz+1 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 any building shall not be deviated to any other use.
3) 30% of 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 storage main has to be paid to BWSSB and BESCOM if any.
5) Necessary Bore for drinking purpose water supply, sanitary and storage main has to be paid to BWSSB and BESCOM if any.
6) Necessary Bore for drinking purpose water supply, sanitary and storage main has to be paid to BWSSB and BESCOM if any.
7) The applicant shall provide adequate facilities at ground level for postal services & space for dumping garbage within the premises shall be provided.
8) The applicant shall construct temporary sheds for the use of construction workers and it should be demolished after the completion.
9) The applicant shall ensure that all workmen involved in the construction work against any accident / untoward incidence arising during the time of construction.
10) The applicant shall not store any building materials / debris on footpath or on roads or on ground. The debris shall be removed and not dumped in the adjacent vacant land.
11) The applicant / builder at granted from using any setback area / open spaces and the common facility areas, which shall be accessible to the general public.
12) The applicant shall provide a separate room measuring 4.50 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Rule no. 25.
13) 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.
14) The employment of child labour in the construction activities strictly prohibited.
15) Clearance NOC from the Labour Department before commencing the construction work is a must.
16) Consent shall not be misconstrued as authority to violate or contravene any of the provisions of the Bangalore Mahanagara Palike Act 1976 or any other law for the time being in force.
17) The applicant shall obtain all the necessary clearances from the concerned authorities.
18) The sanctioned plans are liable for cancellation if any of the information furnished is found to be false or misleading at any stage.
19) In case if the applicant is found guilty of violation of any of the conditions mentioned above, the sanctioned plans are liable to be cancelled.

NOC Details:

Sl. No.	Name of the Authority	Particulars No. & Date	Conditions Imposed
1	Fire Force Department	NOC/(E)/560/2013-14 dt:10-03-2014	As per the Condition imposed in the NOC issued by the Authority
2	Airport Authority of India	AAI/SR/NOC/2013-14/1128/15 dt:19-12-2013	Restriction adhered to
3	BESCOM	Acknowledgement dt: 23-01-2014	
4	BDA	BDA/E.DIR.(TP)/2013-14/ dt:18-12-2013	
5	BWSSB	No objection dt: 29-04-2014	
6	BSNL	CC no.KA-BNG-045482-CRM-MP-01 dt:22-03-2014	
7	BDCL	No.BDCL/PROJECTS/2013-14/1014 dt:28-03-2014	
8	Pantheonpath Town Planning Pvt. Ltd.	BDA/TP&E/Layout/0013/13-14/0010 dt: 27-03-2014	
9	Change of Land Use from Residential to Commercial	BDA/TP&E/Layout/0013/13-14/0010 dt: 27-03-2014	

The Applicant has paid the fee vide Receipt No. 1001/BBMP/0070/2014-15&No/0070 dated, 20-05-2014 for the following:-

1. Scrutiny Fee	1,49,550.00
2. Ground Rent	7,48,300.00
3. Betterment Charges	
a) For Drawing	3,58,704.00
b) For Deed	46,16,624.00
4. Security Deposit	1,80,54,900.00
5. Plan (Hard & Soft copies)	3,400.00
6. 1% Labour Cess for Administrative charges	37,033.00
TOTAL	2,04,96,237.00
	(Rupees Two crores four lakhs ninety six thousand two hundred and thirty seven only)

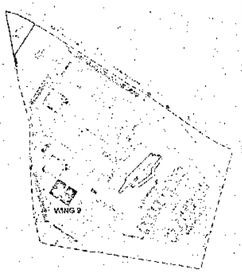
7. Labour Cess Rs. 1,86,06,300/- vide D.D No. 2250/& dt.20-05-2014 ABN BANK, ANADA Link, BRANCH.
NOTE: 1) The demand for payment of Park & Open Space fee is specified as per the orders of Hon'ble High Court vide W.P No. 3523-30/2010 (LB-BMP). However this is subject to variations as per the orders of Hon'ble Supreme Court in the outcome of the final court orders.
2) Payment of license fee or sanction of this plans is subject to result of W.P. No. 46/2008 & 24/2009.

ಮೂಲ ಪ್ರತಿ :

ಸದ್ಯ ಮಂಜೂರಾಗುತ್ತಿರುವ ಕಟ್ಟಡವು ಅನಧಿಕೃತ ದಿನಾಂಕ 13/05/2014 ರ ವರೆಗಿನ ಅಂತಿಮ ಮಂಜೂರಾತಿ ಪಡೆದ ಕಟ್ಟಡದ ಅನಧಿಕೃತ ದಿನಾಂಕ 29/05/2014 ರ ವರೆಗಿನ ಪೂರ್ಣಗೊಂಡ ಭಾಗದ ಅನಧಿಕೃತ ದಿನಾಂಕ 23/05/2014 ರ ವರೆಗಿನ ಅಂತಿಮ ಮಂಜೂರಾತಿ ಪಡೆದ ಕಟ್ಟಡದ ಅನಧಿಕೃತ ದಿನಾಂಕ 28/05/2014 ರವರೆಗೆ ಮಾತ್ರ ಮಂಜೂರಾತಿ ಪಡೆಯಲಾಗಿದೆ.

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಪೂರ್ವ ವಿಭಾಗ

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2710	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	2450 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPERABLE
9	VENTILATOR	V2	780 X 1210	ALUMINIUM OPERABLE
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	1320 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1750 x 1030	ALUMINIUM

OWNER'S SIGNATURE

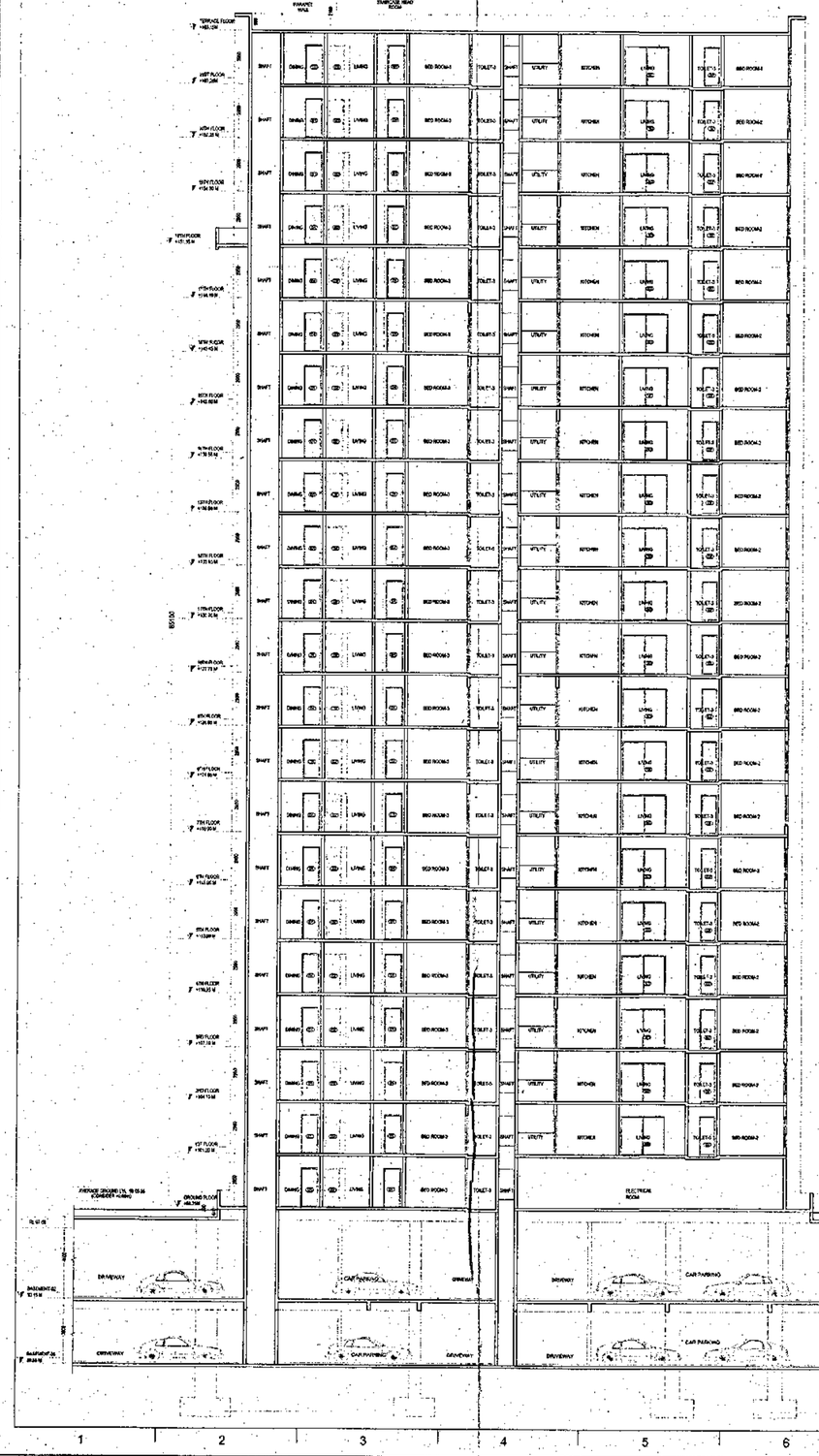
SIGN.....
AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

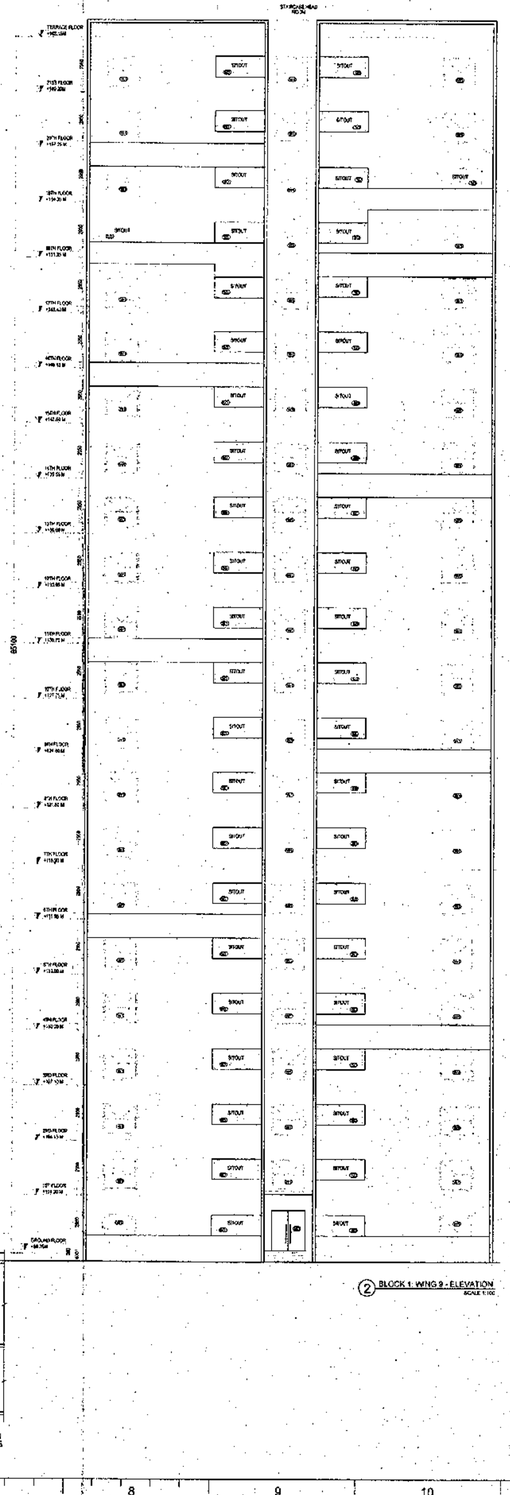
SIGN.....
(GEETHA K NAIR)
BCC/BL 3-2-3 /A-558 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFIC



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



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

STAMP / ACKNOWLEDGEMENT

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
a) Construction of Block 1 Wing 1 to 4, 8, 9 - 3B+G+20 UF, 5 Wng 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 changed to any other use.
3) SUF and Balcony 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 clearance for carrying telephone cables, cable at ground level for postal services & space for dump to garbage within the site has to be provided.
6) The Applicant shall construct temporary toilets for the use of crown police workers and it should be demolished after the construction.
7) The applicant shall ensure all workmen involved in the construction work against any accident / workmen's accident is always during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on road or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from putting 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 equipments as per K.E.R.C (Cl. & D) norms opening 3.66 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 3.50 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 35.
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) Licensed and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the approved plans or standard plans with specifications shall be preserved 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 (Revised Rule 24A (vi) to (x)).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundations or footings before erection of walls on the foundation and in the case of columned 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 shall 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 this IS 1893-2002 published by the Bureau of Indian Standards making the building specially to said policies.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 26 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 at 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 condition vide Sl. No. 25, 24, 23 & 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 cease 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, having capacity mentioned as 300 for 36 dry cell / dustbins (Applicable for Hotel-Mall area of 50 and above and 500 from 10 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 thereby 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 prepared from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR's 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 every year for inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the clearance report 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. like conductors should be produced to the corporation and shall get the renewals of the permissions issued every two years.
39) The Owner / Association of the high/rise building must sprinkle two pouch – shots 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 conditional 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 (FOR BWP/KAC/CR-1/Addn.No. 33/2012-13/LEVI/2885 dated: 07/12/2013

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 employed at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the Concerned Town Engineer in order to assess 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 employed by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall employ a construction worker in his site or work place which is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

1. Adhoc/transition shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. Use of services of workers shall be authorized by the Builder / contractor to the Labour Department within a month/s.
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. Builder shall be responsible for any damages that may arise in respect of property or accident.
6. In case if the proponents/ promoters in respect of property of Quarrel is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOC Details

Sl. No.	Name of the Authority Department	Vide/Ref. No. & Date	Conditions Imposed
1	Fire Force Department	CSD/ (1)/644/2013 dt. 03-05-2014.	As the clearance received as stipulated by the Building Bye-laws
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	AAI/BIAL/NOC/AP ID/ 65/13/13-1	
4	BESCOM	BESCOM/ DOM /SO/JJ/ dt.15/10/2013	
5	BWSSB	Acknowledgement dt. 28/05/2013	
6	BBMP	Vide BBMP/Addl.Dir/JD (BP)/ LP/ 56/13-14 dt. 03/09/2014.	
7	BMRCL	BMRCL/NOC/Yelahanka/2013 dt. 30-4-2013	
8	Development Plan approval from BDA	Vide BDA/PRMS/LP/2013-14 dt. 01-10-2013	ADDITIONAL PLAN SUBMITTED
9	Change of Land Use from BDA	BDA/PRMS/LP/CLU-1 (Addl)/2013-14 dt. 22-10-2013	

10. The Applicant has paid the fee vide Receipt No. TP/DTP/3UT/012014-15/May/0029 dated: 30-06-2014 for the following:-

1. Licence Fee	1,45,94,600.00
2. Ground Rent	74,66,344.00
3. Betterment Charges a) For Building	5,86,024.00
b) For Site	80,18,624.00
4. Security Deposit	1,50,04,800.00
5. Plan note & Compound wall charges	3,00,800.00
6. 1% Labour Cess for Administrative charges	3,97,072.00
TOTAL	4,86,94,174.00

SAY Rs. 4,86,94,000/-

(Rupees Four crores Eighty lakhs ninety)

7. Labour Cess Rs. 1,98,00,200/- vide DD No. 236015 dt.30-05-2014 A.B.B. BANK BANGALORE Branch.

NOTE: 1) Payment in respect of Park & Open Space fee is subject to the orders of Hon'ble High Court vide W.P. No. 2920-2930/ 2148/Addl., Hon'ble Mr. & Addl. Cl. Collector 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. 46050/2006 & 29400/2006

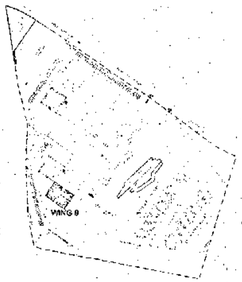
ಮೂಲ ಪ್ರತಿ :

ಸಹಿ ಪೌರಾಯುಕ್ತರಿಂದ ಮತ್ತು ಕಂದಾಯಾಧಿಕಾರಿ ಅವರಿಂದ
Dated: 13/05/2014 ರಂದು ಅಂತಿಮ ಕಟ್ಟಡ ಮತ್ತು ಪರವಾನಗಿ
ಆದೇಶ ನಂ. BBMP/ಯಲಹಂಕ/ನಿಪ್ಪ/14-15 Dated: 30/05/2014
ಸಹಿ ಜಂಟಿ ಕಂದಾಯಾಧಿಕಾರಿಗಳಿಂದ ದೃಢೀಕರಿಸಲ್ಪಟ್ಟ ಒಂದು ಪ್ರತಿಯನ್ನು
ಪರವಾನಗಿದಾರರಿಗೆ Dated: 30/05/2014 ರಂದು ಕಾಯ್ದಿರಿಸಿಕೊಂಡು
Dated: 30/05/2014 ರಂದು ಮಾಲೀಕರಿಗೆ ಹಿಂತಿರುಗಿಸಿದೆ.

(ಮಾಲೀಕರ ಹೆಸರಿನ ಅಳತೆಯಲ್ಲಿ ಮಾತ್ರ)

ಇದು ಮೂಲ ಪ್ರತಿಯ ಪ್ರತಿಯಾಗಿದ್ದು ಮೂಲ ಪ್ರತಿಯ ಎಲ್ಲಾ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.
ಪರವಾನಗಿದಾರರ ಸಹಿ

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	790 x 1680	ALUMINIUM
11	WINDOW	W1	1820 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	1280 x 1070	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: 45220000
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 2.2
	REV.NO.

JOB TITLE

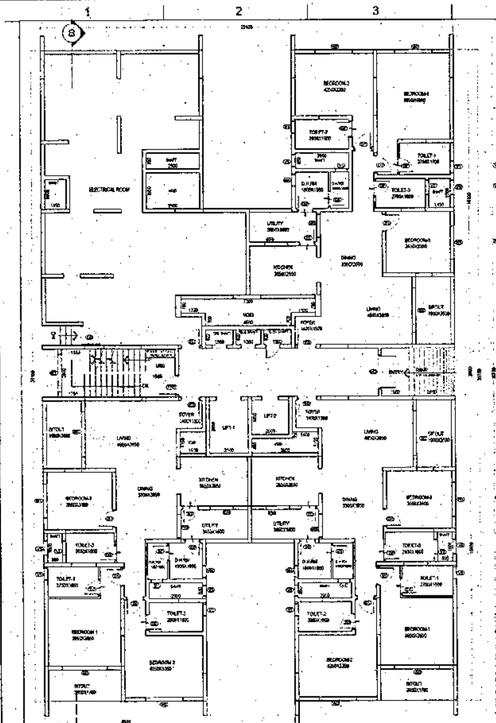
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 15 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

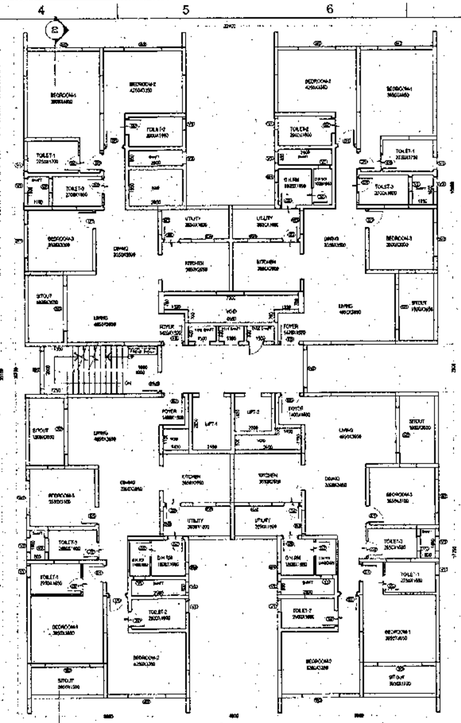
BLOCK -1
WING 9

SECTION ELEVATION

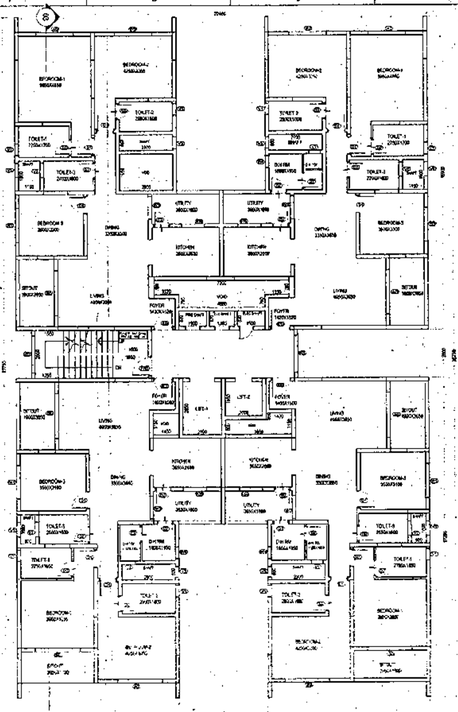
SHEET NO : 2.2



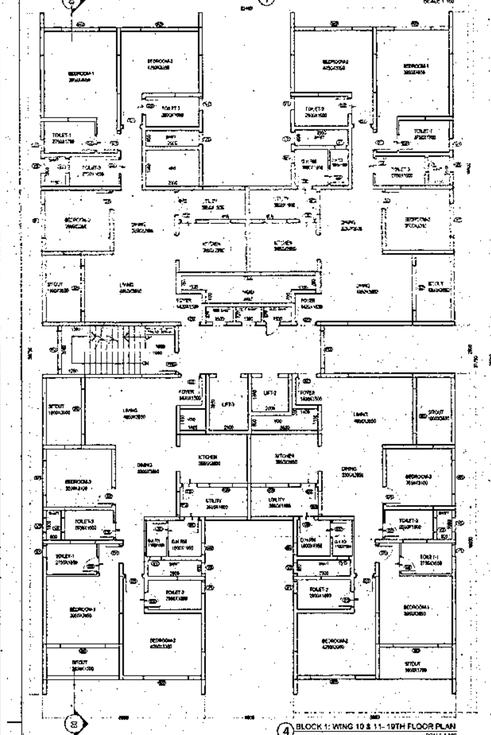
1 BLOCK 1: WING 10 & 11- GROUND FLOOR PLAN
SCALE 1:100



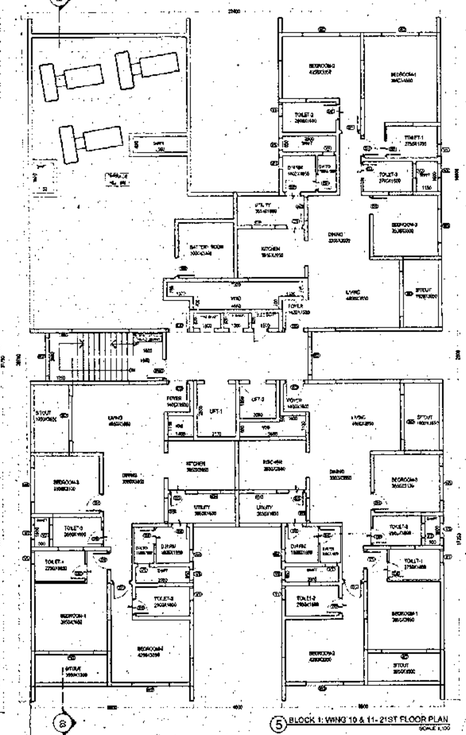
2 BLOCK 1: WING 10 & 11- 1ST - 17TH & 20TH FLOOR PLAN
SCALE 1:100



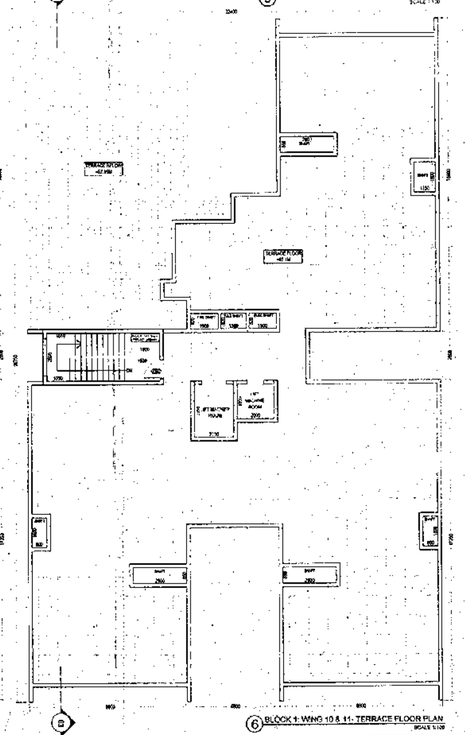
3 BLOCK 1: WING 10 & 11- 19TH FLOOR PLAN
SCALE 1:100



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.

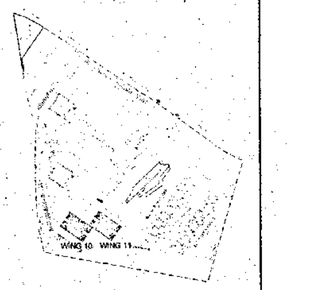
NOTE: 1) The delivery for payment of Park & Open Space fee is assessed as per the orders of Hon'ble High Court vide WP. No. 25120-29/10 & 14481, however the is subject to decision to be rendered in both the writ appeals based on the outcomes of the final court orders.
2) Payment of license fee for erection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

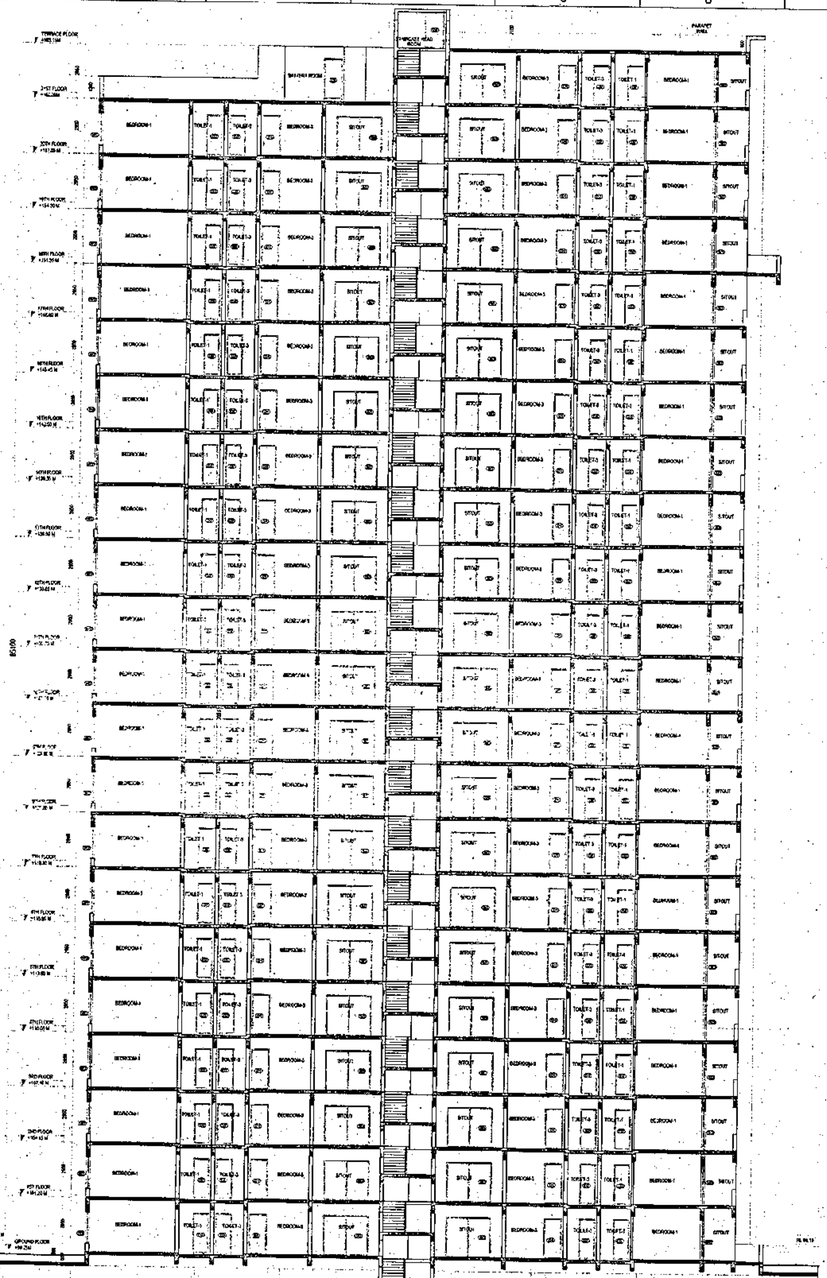
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21/27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE, WARD NO. 152

DRAWING TITLE

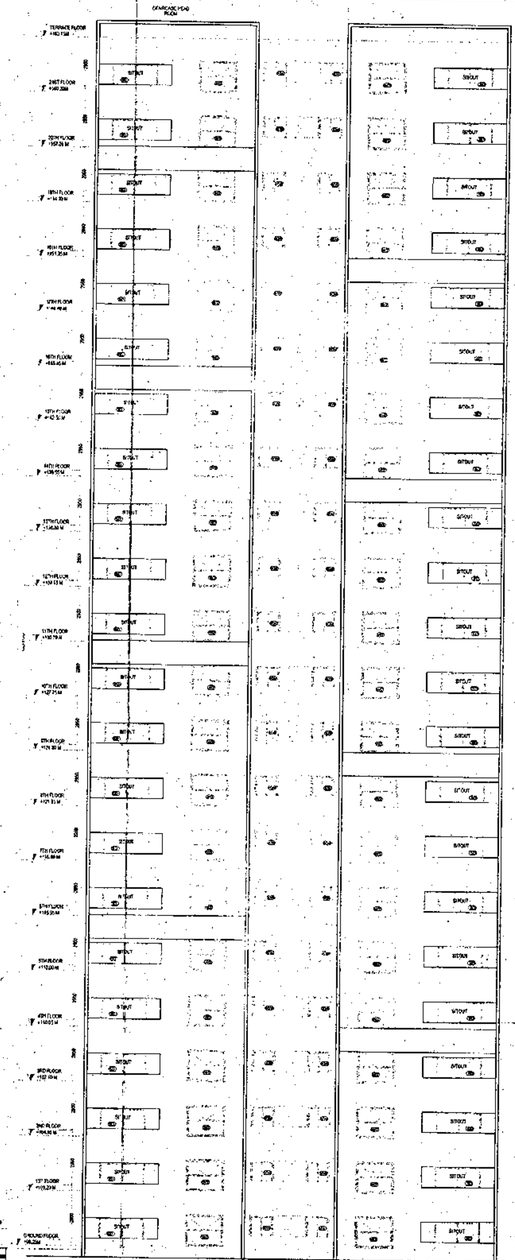
BLOCK -1
WING 10 & 11

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.DC / D.DIST.FLR.DC/1713-14

Conditions:

i) 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

ii) Sanction is accorded for Residential use only. The use of this building shall not be deviated to any other use.

iii) Site and Surface area reserved for car parking shall not be converted for any other purpose.

iv) Development charges towards increasing the capacity of water supply, sanitary and power mains has to be paid to BWSSB and to BESCOM if any.

v) Necessary ducts for running telephone cables, cutbox at ground level for postal services & space for dumping garbage within the premises shall be provided.

vi) The applicant shall construct toilet for the use of construction workers and it should be demolished after the construction.

vii) The applicant shall insure all workmen employed in the construction work against any accident / unforeseen accident's arising during the time of construction.

viii) The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and disposed to the near by dumping yard.

ix) The applicant / builder is prohibited from solving the sanctioned area / open spaces and the common facility areas, which has to be accessible to all the flat owners and occupants.

x) The applicant shall provide a space for locating the distribution transformers & associated equipments as per K.E.R.C (Ele & Dist) Code leaving 3.00 mts. from the building within the premises.

xi) The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipments and also to make provisions for telecom services as per Bye-laws No. 25.

xii) 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.

xiii) The applicant shall plant at least two trees in the premises.

xiv) Permission shall be obtained from forest department for cutting trees before the commencement of the work.

xv) Licenses and approved plans shall be posted at 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.

xvi) If Owner / builder commences the processes of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warning in the second instance and cancel the registration if the same is repeated for the third time.

xvii) 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 (vi-a) (e) (b).

xviii) The building shall be constructed under the supervision of a registered structural engineer.

xix) On completion of foundation or footings before erection of walls on the foundation and in the case of columns structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

xx) Construction or reconstruction of the building shall start within two years and completed within the period of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.

xxi) The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

xxii) Drinking water supplied by BWSSB should not be used for the construction activity of the building.

xxiii) 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 No.32 (a).

xxiv) 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' adopting bis (1893-2002) published by the Bureau of Indian Standards making the building resistant to earthquake.

xxv) The applicant should provide solar water heaters as per table 17 of Bye-law No 29 for the building.

xxvi) Features for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building Bye-laws 2003 shall be ensured

xxvii) The applicant shall provide 2.1 fresh one commom door as the ground floor for the use of fire services / persons / threats and security man and also entrance shall be approached through a ramp for the Physically Handicapped persons/ engineer with the standard entry.

xxviii) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 22, 24, 25 & 26 are provided in the building.

xxix) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and also the construction activities shall stop before 06.00 PM to avoid hindrance during late hours.

xxx) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic suitable bins should be provided and if the Recycling processing unit resumed capacity installed at site for its reuse / disposal / disposal Organization for Biodegradable units of 50 and above and 5000 Sqft and above built up area for Commercial buildings.

xxxi) The structures with hazardous area shall be designed for functional reliability and safety to ensure life safe evacuation during the course of excavation for Easements with safe design for retaining walls and safety measures for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of environment and general public in the vicinity during construction.

xxxii) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.

xxxiii) Sufficient two wheeler parking shall be provided as per requirement.

xxxiv) Traffic Management Plan shall be submitted from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

xxxv) TDR certificate shall be produced at the time of obtaining Occupancy Certificate (5% of the total areas).

xxxvi) The owners / 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.

xxxvii) The Owner / Association of the highrise building shall get the building assessed by empanelled agencies of like 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.

xxxviii) 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 at the permission issued every two years.

xxxix) The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and assess complete safety measures at fire installations.

xl) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.

xli) In case of any false information, misrepresentation of facts, or pending court cases, the permission is liable to be cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDITIONAL CHIEF SECRETARY, GOVT. OF KARNATAKA, LABOUR DEPARTMENT, Dated: 04-04-2013

1. Registration of Appointment / 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 establishments and list of construction workers employed 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 establishments 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 with age & nationality.
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 ownership / quantities 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 Authority	Reference No. & Date	Comments if Received
1	Fire Force Department	CFO/ 01/ 2562/2013 dt. 03-05-2013	Affidavit on the Process of Fire safety measures to be taken during Building
2	Airport Authority of India	Acknowledgement dt. 17.11.2003	
3	KSPCB	Acknowledgement dt. 20.11.2013	Should be obtained by the Applicant
4	SWD	BBMP/ 206 / Com. /2013 dt. 05.10.2013	
5	BWSSB	Acknowledgement dt. 28.06.2013	
6	BESCOM	No. CYS/SUPDT/EE(O&M)/AE1/HB/978-81 dt. 20-03-2014	
7	MoEF	No.SEIAA 117 EMP 2013, 105 Dated: 09 dt. 07-11-2013	
8	Unauthorized Plan approval from BDA	BDA/TP&DC/LAY/13-14/0067/13-14 dt. 21-05-2014	
9	Change of Land Use from BDA	BDA/TP&DC/LU/PH1-WO/0644/13-14 dt. 22-10-2013	

10. The Applicant has paid the fee vide Receipt No. TR-JDTPS/UTO/53014-15/May/0529 Dated: 20-05-2014 for the following:-

1. Licence Fees	: 1,46,94,880.00
2. Ground Rent	: 74,80,360.00
3. Department Charges	
a) For Building	: 2,59,624.00
b) For Site	: 40,19,124.00
4. Security Deposit	: 1,83,24,600.00
5. Plan charges & Compound wall charges	: 5,03,500.00
6. 1% Labour Cess for Administrative charges	: 1,91,033.00
TOTAL	: 6,59,96,221.00
	SAY Rs. 6,60,00,000/-

(Rupees Four crores Sixty lakhs Only)

7. Labour Cess Rs. 1,35,06,200/- vide D.D No. 220018 dt.20-05-2014 ALLIE BANK BANGALORE Branch

NOTE: 1) The demand for payment of Park & Open Space has to be worked as per the orders of Hon'ble High Court vide WP No. 34231/2012 (LB-BMP), however there is scheme to construct the compound wall if such Park & Open Space has to be handed over to the BBMP.

2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 49535/2008 & 20853/2008.

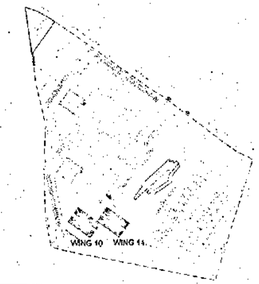
ಮೂಲ ಪ್ರತಿ :

ಪ್ರಸ್ತಾವನೆಯಲ್ಲಿನ ಕಾಮಗಾರಿಯು ಅಧಿಕೃತವಾಗಿದೆ ಎಂದು 13/05/2014 ರಂದು ಪರಿಶೀಲಿಸಿ ಪ್ರಮಾಣೀಕರಿಸಲಾಗಿದೆ. Block-2 ಕ್ಕೆ 29/05/2014 ಕ್ಕೆ ಪ್ರಮಾಣೀಕರಿಸಲಾಗಿದೆ. ಸದರಿ ಪ್ರಸ್ತಾವನೆಯಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆ ಮಾಡಿದಲ್ಲಿ ಪರವಾನಿಗೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು. 29/05/2014

(GOOD EVENING MADAM)

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಗಳು
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2250	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2350	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2350	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	790 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

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 : 43124000
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

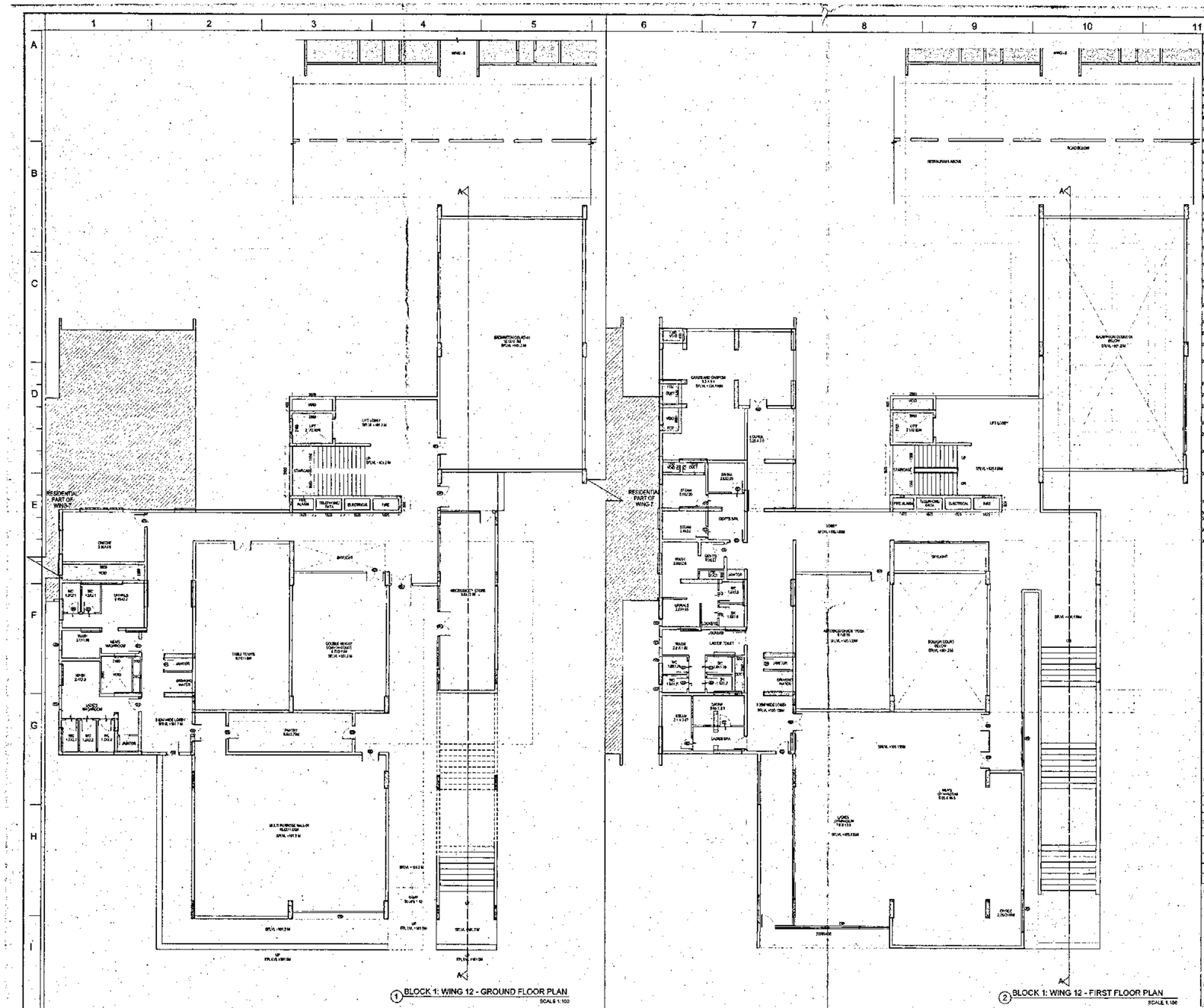
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

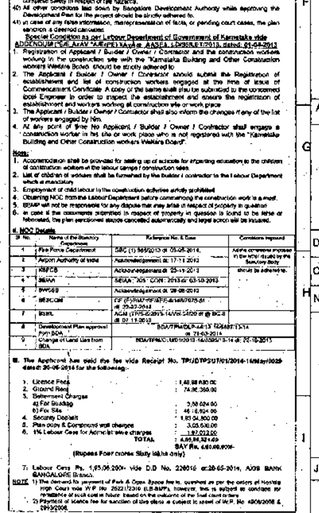
BLOCK -1
WING 10 & 11

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

BSMP / Addl.DC / JD (S) / L.E.9417/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
a) Construction of Block-1 Wing 1 to 4, 6 - 8 - 35+G+20 UF & Wing 5 - 38+G+40 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 resumed to any other use.

3) 35% and balance 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 ensure all workmen involved in the construction work against any accidents / unforeseen incidents arising during the time of construction.

8) The Applicant shall not store 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 housing the substation transformers & associated equipments as per K.E.R.C (Ele. & D) code leaving 3.00 mts. from the building within the premises.

11) The applicant shall provide a separate room preferably 4.50 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 28.

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 sanction 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) Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building licensee 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 described in Schedule – IV (Bye-law No. 3.1) framed under sub section (4) & (5) (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 site/service and in the case of columnar structure, after erection 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 licence & shall apply for permission to occupy the b uilding 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 – 51) of Building Bye laws 2003 shall be provided

27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and they shall 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 construction activities shall stop before 08.00 PM to avoid disturbance during late hours

30) Garbage is segregating from apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing area required quantity enabled 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 basal structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and persons 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 starting of Commencement Certificate.

33) Sufficient two wheeler parking shall be provided as per requirement.

34) Traffic Management Plan shall be prepared 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 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 obtained every two years.

37) The Owner / Association of the highrise building shall get the building inspected by authorized 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 concerned Asst Fire Force Officer every year.

38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with regard to the installation 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 obtained every two years.

39) The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.

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 canceled.

Special Condition as per Labour Department of Government of Karnataka vide ADENDUM (CE 304 AAY 13) Part-I Mated: 4.6.2014, Dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the establishment 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 Asst. Engineer in order to inspect the establishment and assess 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 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 sealing up of animals for imparting education to the children of construction workers at the labour camps / construction sites.
2. List of children of workers shall be furnished by the Builder / contractor to the Labour Department where it 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. BDA/P will not be responsible for any dispute that may arise in respect of property in question in case it is observed / found that any false information / misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled automatically and legal action will be instituted.

4) NOC Details

Sl. No.	Name of the Statutory Corporations	Reference No. & Date	Conditions imposed
1	Fire Force Department	SRC (1) No.692/2013-14 dt. 05-05-2014.	Norms of fire force imposed in the NOC should be the Statutory body
2	Airport Authority of India	Acknowledgement dt. 17-11-2012	should be adhered to.
3	AAI/CS	Acknowledgement dt. 25-11-2013	
4	SEIAA	SEIAA "AA" CON" 2013-14/ CI-138 2013	
5	BWSSB	Acknowledgement dt. 28-08-2012	
6	BESCOM	EE (P) Mail/ HP-4/21-A/ dt/07/05-01 dt. 25-02-2014	
7	Works	AGM (TPP)/BDA/2013-14/WR-1/4000 dt. dt. 28-11-2013	
8	Development Plan approval from BDA	BDA/TP/ADDL/JD (S)/ 9.6.9417/13-14 dt. 31-03-2014	
9	Change of Land Use from BDA	BDA/TP/LUC/MISC/13-14/0005/ 3-14 dt. 22-10-2013	

5) The Applicant has paid the fee vide Receipt No. TP/JD/TP3/JT01/2014-15/Misc/0028 dated: 20-06-2014 for the following:-

1. Licence Fees	: 1,42,88,820.00
2. Ground Rent	: 74,96,356.00
3. Betterment Charges	
a) For Building	: 3,59,624.00
b) For Site	: 46,16,624.00
4. Security Deposit	: 1,61,04,800.00
5. Plan scan & Compound wall charges	: 3,03,640.00
6. 1% Labour Cess for Admn.charges	: 1,81,012.00
TOTAL	: 4,65,96,521.00
	SAY Rs. 4,65,96,520/-

(Rupees Four crores Sixty lakhs Nine only)

7) Labour Cess Rs. 1,81,06,200/- vide D.D No. 226016 dt:05-05-2014, AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is, examined as per the orders of Hon'ble High Court vide W.P No. 2522/13316 G.R.BAPS., However, fee is subject to variation as per pendence of such cases in future, based on the outcome of the final court orders.

2) Payment of balance fee for sanction of site above is subject to result of W.P. No. 48636/2008 & 29952/2008.

ನಕಲು ಪ್ರತಿ

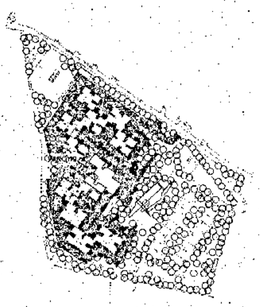
ಸಹಿ ಮಾಡಿರುವವರು, ನಮ್ಮ ಅಧಿಕೃತ ಅಧಿಕಾರಿ ದಿನಾಂಕ 13.05.2014 ರಂದು ಭೇಟಿ ನೀಡಿ ಪರಿಶೀಲಿಸಿದ್ದು ಅವರು ದಿನಾಂಕ 22/05/2014 ರಂದು ಈ ಕಟ್ಟಡದ ಕಾಮಗಾರಿಯು ಪ್ರಾರಂಭವಾಗಿರುವುದಾಗಿ ವರದಿ ಮಾಡಿರುತ್ತಾರೆ.

ಆದ್ದರಿಂದ ಸಹಿ ಮಾಡಿರುವವರಾದ ನಾವುಗಳು ಮಂಜೂರಾದ ನಕ್ಷೆಯಲ್ಲಿ ಕಟ್ಟಡವನ್ನು ಅಳತೆ ಮಾಡಿ ಗುರುತಿಸಿರುತ್ತೇವೆ. ದಿನಾಂಕ 22/05/2014 ರಂದು ಕಟ್ಟಡದ ಕಾಮಗಾರಿಯು ಪ್ರಾರಂಭವಾಗಿರುವುದಾಗಿ ವರದಿ ಮಾಡಿರುತ್ತೇವೆ.

(ಅವರು ಮಾಡಿರುವ ವರದಿಯ ಪ್ರತಿ)

ಇಂತಿ ನಿಮ್ಮ ವಿಶ್ವಾಸಿ
ಸಹಿ/-
ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರ ಕಛೇರಿ
ದಿನಾಂಕ: 22/05/2014

KEY PLAN
NTS



SCHEDULE OF OPENINGS

SCHEDULE OF OPENINGS

SLNO	DESCRIPTION	TYPE	SIZE	REMARKS
1	GLASS DOOR	GD	1250X2150	GLASS
2	GLASS DOOR	GD1	1600X2150	GLASS
3	GLASS DOOR	GD2	1350X2150	GLASS
4	DOOR	D1	850X2150	WOODEN
5	DOOR	D2	750X2150	WOODEN
6	FIXED GLASS WINDOW	FG		
7	SLIDING DOOR	SD	2430X2150	GLASS
8	VENTILATOR	V1	760X609	ALUMINIUM OPENABLE
9	VENTILATOR	V2	450X609	ALUMINIUM OPENABLE

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 : 43220300
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.

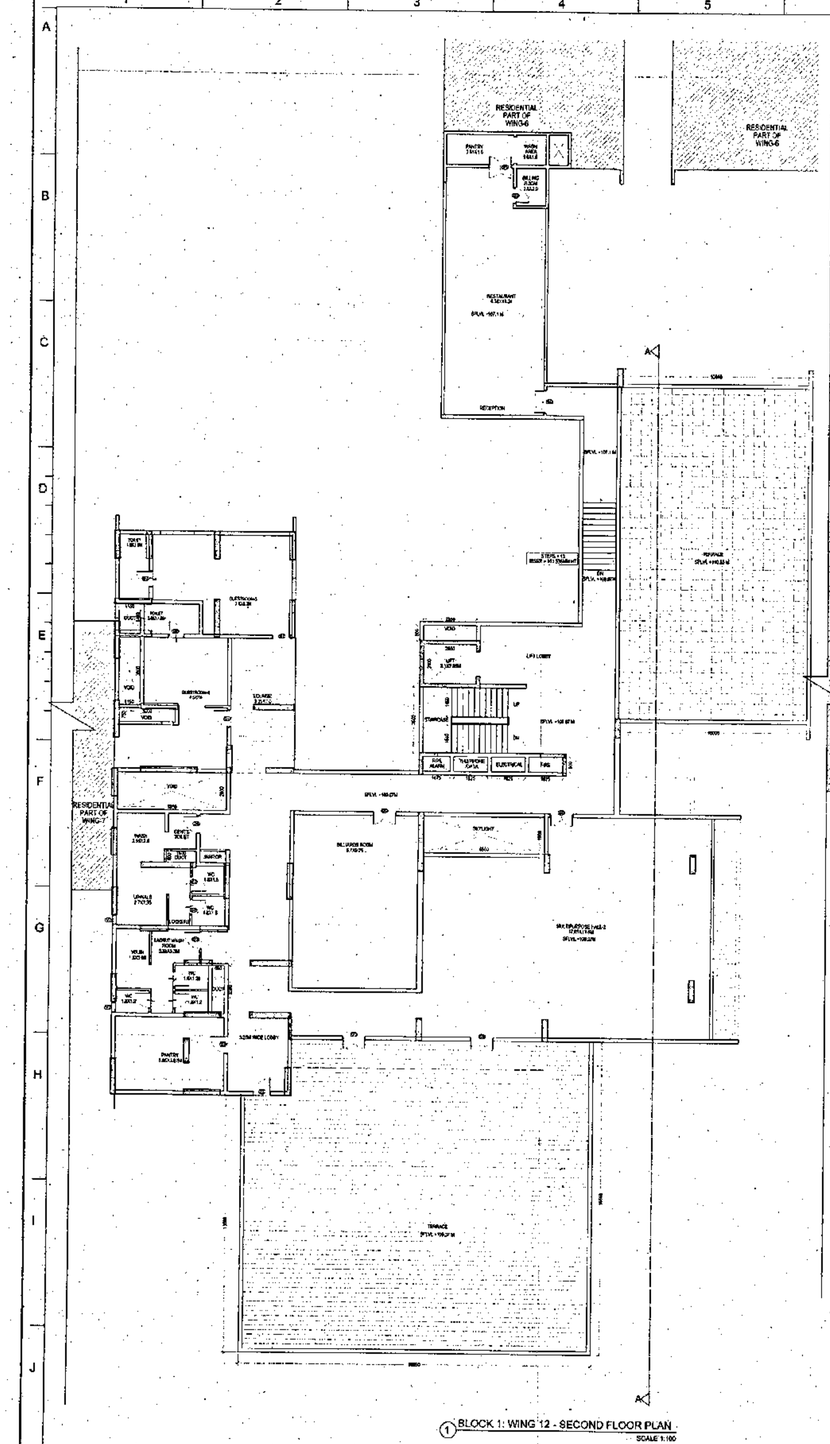
JOB TITLE

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

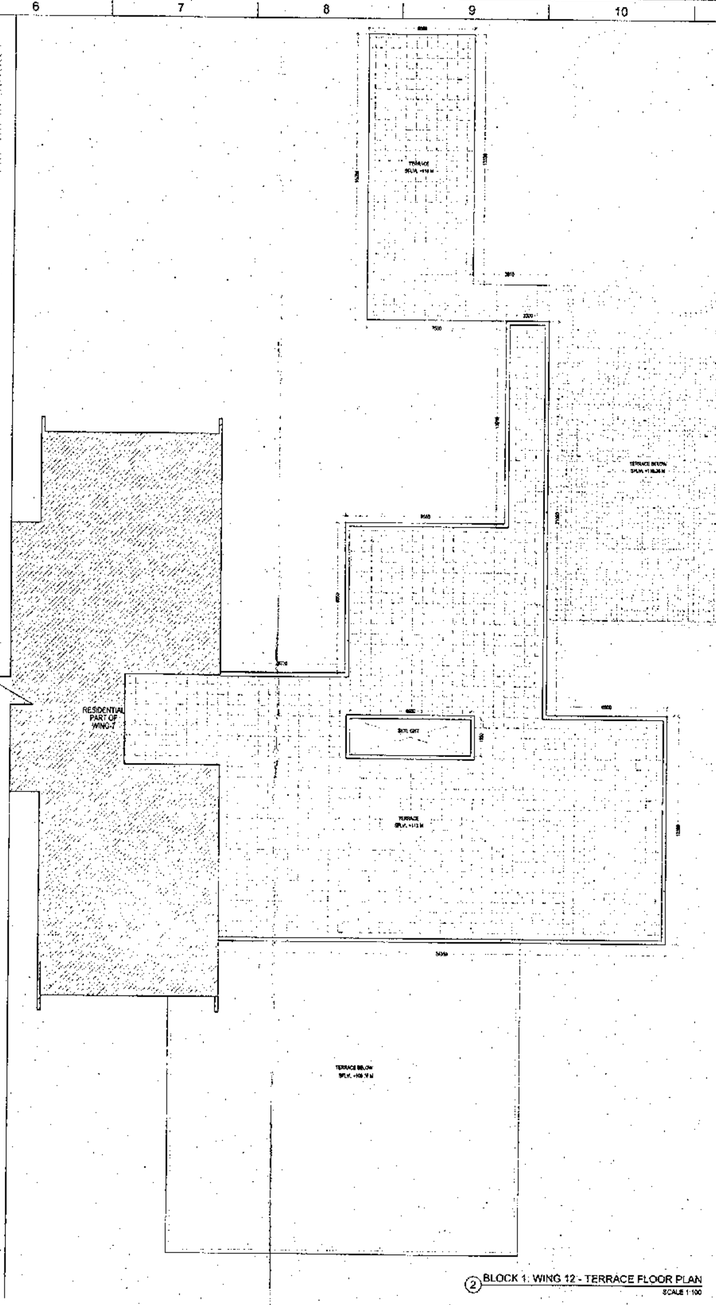
DRAWING TITLE

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 / ARCH/EXP / LIC/ 0517 / LP 06/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING.
   a) Construction of Block 1 Wing 1 to 4, E, B - 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 uses only. The use of the building shall not be deviated to any other use.
3) BBP 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 mean has to be paid to BWSSB and BESCOM & as.
5) Necessary ducts for running telephone cables, cable tee 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 assure all workmen involved in the construction work against any accident / subsequent accidents arising during the time of construction.
8) The applicant shall not store any building materials / debris on footpath or on roads or on drains. The drains shall be maintained and manipulated to near by dumping yard.
9) The applicant / builder is prohibited from sinking the sanitary areas / 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 housing the distribution transformers & associated equipments as per K.E.R.C (Ea & D) code leaving 2.00 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. 23.
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 must 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. 9.4) under sub section 9.4.6 (a) to (h).
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 columned 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" adopting IS: 1893 (Part 1)-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per basis 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 as the ground floor for the use of the visitors / servants / drivers and security men and also entrances shall be approached through a ramp for the Physically Handicapped persons hygiene with the stepped entry.
28) The Occupancy Certificate will be commenced only after ensuring that the provisions of conditions vide SI. 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 inconvenience during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic wastes 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 sub-soil seepage 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 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 (3% of the total area)
36) The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department with due intimation 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 every 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 working condition and an affidavit in 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 their Electrical inspectorate with due intimation to 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 – drills in the building, one before the onset of summer and another during the summer and ensure come-over saftey 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 (RE) NO.KAV "A4E(RE) 84 KaLaBa, KAIEB-1 (CR)/KULET/2013, dated: 01.04.2015

1. Registration of Applicant / Builder / Owner / Contractor and the contractors 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 Asst. Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site as were cited.
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 Applicants / 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 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 forged, the plan sanction will stands cancelled automatically and legal action will be instituted

II. NOC Details

Sl. No.	Name of the Deparmtent	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GAO (1) 3562/2013 dt: 09-09-2014	As per the annexure enclosed in the letter issued by the concerned dept.
2	Airport Authority of India	Acknowledgement dt: 17.11.2013	
3	KSPCB	Acknowledgement dt: 25.11.2013	
4	SEIAA	SEIAA 299 CON 2013 dt: 30-10-2013	
5	BWSSB	Acknowledgement dt: 29.08.2013	
6	BESCOM	CE (E)/SUP/SE(W)/EE-4/1467/2013-65 dt: 22.10.2013	
7	BIAL	ATM/1915/ 6/2013-14/Vol-2/429 dt: 30-8-13 & dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TP/MOLP-84/05-14/BBMP/3-14 dt: 31.08.2014	
9	Change of Land Use from BDA	BDA/TP/NOL/GO/1513/14/CMS/15144 dt: 22-12-2013	

III. The Applicant has paid the fee vide Receipt No. 10/JD1P/SI/181/2014-15/May/0629 dated: 29-05-2014 for the following:

1.	Licence Fees	1,66,98,660.00
2.	Ground Rent	74,44,380.00
3.	Betterment Charges	
	a) For Building	7,86,024.00
	b) For Site	46,16,634.00
4.	Security Deposit	1,83,04,980.00
5.	Plan Scrutiny & Compound wall charges	3,61,900.00
6.	1% Labour Cess for Administrative charges	1,87,807.00
	TOTAL	4,85,96,241.00
		SAY Rs. 4,86,00,000/-

(Rupees Four crores Sixty Nine only)

7. Labour Cess Rs. 1,95,06,200/- vide D D No. 229616 dt:29-05-2014, AXIS BANK BANGALORE Branch.

NOTE: i) The Sanction for payment of Park & Open Space fee is quantified as per the orders of Hon'ble High Court vide W.P No. 35321/2012 (LB-BMP), however, this is subject to condition for remittance at such time in future, based on the outcome of the final court orders.
ii) Payment of license fee for sanction of this plans is subject to result of W.P No. 4966/2006 & 2868/2006.

ಮೂಲ ಪ್ರತಿ :

ಜಂಟಿ ನಿಯಂತ್ರಣಾಧಿಕಾರಿ ಯವರ ಆದೇಶದ ಅನ್ವಯ
Dated 13-05-2014 ರಂದು ಕಛೇರಿ ಪತ್ರ ಸಂಖ್ಯೆ: BBMP/ಪ್ರ.ಆ.ಕೇ/ಕಟ್ಟಡ/ನಕ್ಷೆ/2013-14
ಅಡಿ ಪ್ರಸ್ತುತ ಪಡಿಸಲಾದ ನಕ್ಷೆಯನ್ನು ದಿನಾಂಕ: 29-05-2014
ಈ ಪತ್ರ ಮಂಜೂರಾತಿಯ ಹಿಂಬರಹದ ಜೊತೆ ಲಗತ್ತಿಸಿ
ಅನುಮೋದಿಸಲಾಗಿದೆ. Dated: 29-05-2014 ರಂದು
28-05-2014 ದಿನಾಂಕ ಬರೆ ಮಾಡಿದ ಅಭಿಪ್ರಾಯ ಮತ್ತು ಷರತ್ತುಗಳು.
(ಅಂಚೆ ಮಾಹಿತಿ ಅಭಿಪ್ರಾಯ)

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

KEY PLAN
NTS

SCHEDULE OF OPENINGS

SCHEDULE OF OPENINGS

SI.N	DESCRIPTION	TYPE	SIZE	REMARKS
1	GLASS DOOR	GD	1230X2150	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	ALUMINUM OPENABLE
9	VENTILATOR	V2	480X930	ALUMINUM OPENABLE

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

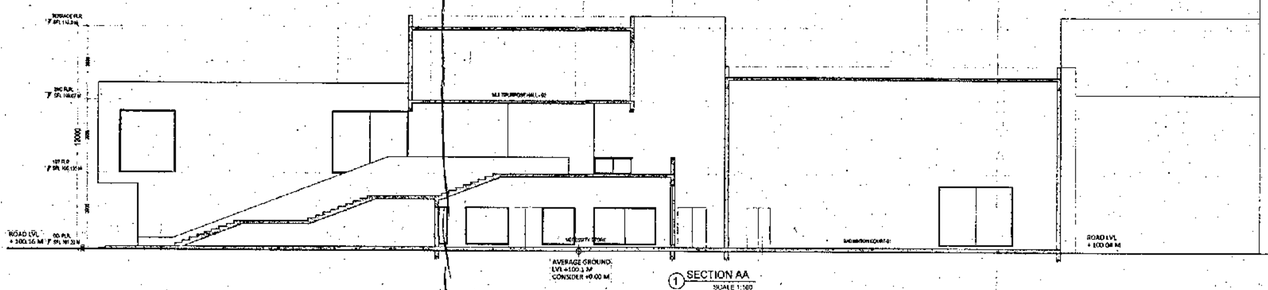
JOB TITLE

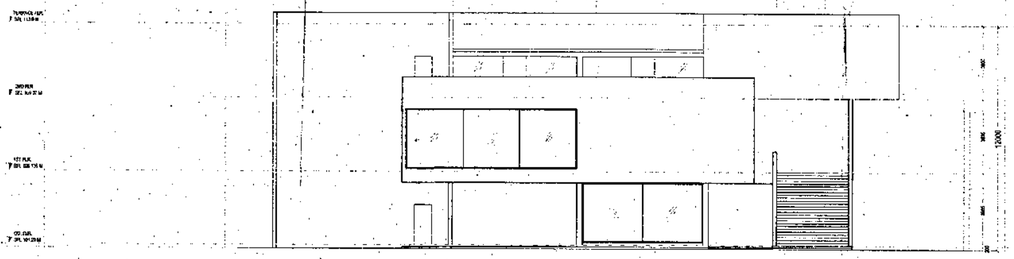
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21/27/, 15/1, 15/2; 16/1 A,B,C & 16/2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

BLOCK -1
WING 12
SECOND & TERRACE FLOOR PLAN

SHEET NO : 26





ELEVATION
SCALE 1:100

BBMP / Addl Dir / JD (S) / LP / 2817 / 13-14

CONDITIONS:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 8, 9 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF, Wing 7, 9, 10 & 11 B+S+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 clear 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 ensure all workman 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 / owner is prohibited from sinking the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupiers.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sls & O) code reserving 3.00 mts. from the building within the premises.
11) The applicant shall provide a separable room preferably 4.00 x 2.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No 23.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other inconvenience to the public in general and shall not encroach the street or any portion of the land on which they are working, which is reserved for public purpose such as formation, widening, lighting, drainage, etc., and the same shall be returned in good condition on completion of the work. The applicant shall obtain all the necessary permissions from the concerned authorities before putting up the barricades.
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 frames 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 of the same is requested 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. 3.8) under sub section (iv) & (e) to (g).
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 foundations and in the case of columbered 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 at the ground floor for the use of the workers / servants / drivers and security man 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, 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 inconvience 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 shall to 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 areas).
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 ebcast once in two years.
37) The Owner / association of the highrise building shall get the building inspected by empanelled agencies of the Fire 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 ans Fire Force Department every year.
38) The owner / Association of the building shall obtain clearance certificate from the Electorial Inspectorate with due inspection by the department regarding working conditions 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 – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazzards.
40) All 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 (ADY (NORTH)) ಕೆಎಬಿಸಿ /ಎಸಿಸಿಇ (ಎಲ್‌ಡಿಸಿ)/2012, 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 employed 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 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 canceled automatically and legal action will be initiated.

II. NOC Details

Sl. No.	Name of the Statutory Departments	Reference No. & Date	Conditions stipulated
1	Fire Force Department	GBC(1) 7656/2013-14, 05-05-2014	As the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	Acknowledgement dt. 19-11-2013	
3	KSPCB	Acknowledgement dt. 25-11-2013	
4	SEAA	SEIAA 206, CON 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 28-08-2013	
6	BESCOM	CE (D)/BAZ-SE/AEE 4/1467/2013-14 Dt: 23-10-2013	
7	KSML	Advt/PH-9/2013-14/959/2402/3 dt. 22-11-2013	
8	Development Plan approval from BDA	PCN/TP/MOL/Pu/2013-14/4882/113-14 dt. 21-01-2014	
9	Change of Land use from BDA	BDA/S1/98CE.LU/0103-13/3880/13-14 dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JD/TPS(S)/76/12/14-15/May/6629 dated: 29-08-2014 for the following:-

1	License Fees	: 1,40,99,680.00
2	Ground Rent	: 74,86,380.00
3	Betterment Charges	
	a) For Building	: 5,99,624.00
	b) For Site	: 46,16,624.00
4	Security Deposit	: 1,83,64,800.00
5	Plan copy & Compound wall charges	: 3,05,950.00
6	1% Labour Cess for Administrative charges	: 1,97,000.00
	TOTAL	: 4,99,99,321.00
		SAY Rs. 4,99,99,000/-

(Rupees Four crores Ninty lakhs only)

7 Labour Cess Rs. 1,96,00,000/- vide D.D No. 229018 dt 29-06-2014, AXIS BANK BANGALORE Branch.

NOTE: 1) The remarks for payment of Park & Open Space fee is guarded as per the orders of Hon'ble High Court vide W.P no. 25037/2010 (LB-BMP), however, fee is subject to condition for refundable of such cost in future, based on the outcome of the final court orders.
2) Payment of balance fee for sanction of this plans is subject to result of W.P No. 4905/2008 & 2943/2009.

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KEY PLAN
NTS

SCHEDULE OF OPENINGS

SCHEDULE OF OPENINGS

S.N	DESCRIPTION	TYPE	SIZE	REMARKS
1	GLASS DOOR	GD	1200X2150	GLASS
2	GLASS DOOR	GD1	1500X2150	GLASS
3	GLASS DOOR	GD2	1650X2150	GLASS
4	DOOR	D1	950X2150	WOODEN
5	DOOR	D2	650X2150	WOODEN
6	FIXED GLASS WINDOW	FG		
7	SLIDING DOOR	SD	2400X2150	GLASS
8	VENTILATOR	V1	700X600	ALUMINIUM OPENABLE
9	VENTILATOR	V2	4800X600	ALUMINIUM OPENABLE

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

SIGN. .....
(GEETHA K NAIR)
BCC /BL 3-2-3 /A-658 / 93-94

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 4920000
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.

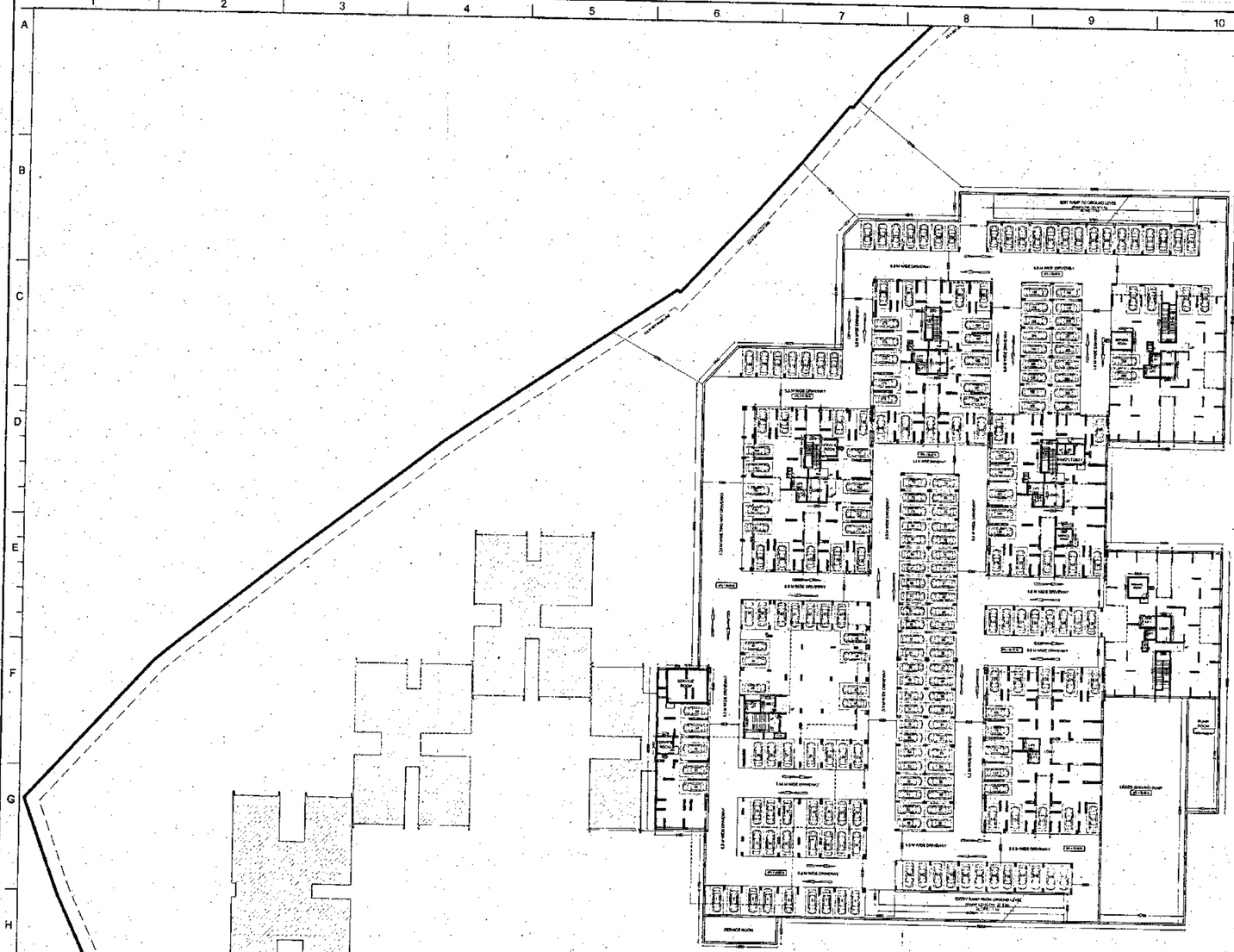
JOB TITLE

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

GBMP / AddlDir / NOC(SZ) / P /0417/13-14

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) Stilt and Surface slots 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 lines to be paid to BWSSB and BESCOM if and
5) Necessary clauses for running telephone cables, cubicles at ground level for postal services & space for depositing 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 disturb 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 putting 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 (Sp & 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. 28.
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) Licence and approved plans shall be posted in a conspicuous place of the premises. The building licensee 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 registrations if the same is requested 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.) &) under sub section 9-B (e) to (g).
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 structures after erecting the columns "COMMENCEMENT CERTIFICATE" shall be produced.
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 shall 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 bathroom 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.13, 24, 25 & 28 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 also before 06.00 PM to avoid hindrance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and recyclable 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 Sqrs and above built up area for Commercial buildings).
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 likewise ensuring safety of workmen and general public by erecting 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 said 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. This 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 highrise building shall obtain clearance certificate from the Electrical inspectorate with due inspection by the department regarding working conditions 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 – drills 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, mis-representation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM (VIDE ITEM NO. 8(A)(B)(C) & (D) OF MINUTES OF THE CONSOLIDATED MEETING DT:04-09-2013

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 register 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 the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp / construction sites.
2. List of workers at work/unit 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, this plan sanctioned stands cancelled automatically and legal action will be initiated.

N. NOC Details :

Sl No.	Name of the Statutory Authorities	Reference No. & Date	Conditions imposed
1	Fire Force Department	GAC (1) 586/2013 dt: 06-06-2014	All the conditions imposed in the letter issued by the Statutory Body
2	Airport Authority of India	Acknowledgement dt: 17-01-2013	
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 (Tech)/SE(Elec)/EE-4/ 687/2013-14 dt: 12-03-2014	
7	SEIAA	AAI/13015/CBR/13/2013 dt: 6-6-2014 & dt: 03-11-2013	
8	Development Plan approval from BDA	BDA/TP(NOC)/ADDL/0115/13-14 dt: 21-03-2014	
9	Change of Use of Site from BDA	BDA/TP(NOC)/LDR/0215/14/SB/013-14 dt: 29-10-2013	

M. The Applicant has paid the fee vide Receipt No. TP/JDTP/SUT/01/2014-15/BBMP/0029 dated: 29-05-2014 for the following:-

1. Licence Fees	1,48,96,660.00
2. Ground Rent	74,80,000.00
3. Betterment Charges	
a) For Building	3,99,004.00
b) For Site	46,16,624.00
4. Security Deposit	1,89,04,800.00
5. Plan copy & Compound wall charges	3,03,600.00
6. 1% Labour Cess for Administrative charges	1,97,022.00
TOTAL	4,69,99,270.00
	SAY Rs. 4,69,00,000/-

(Rupees Four crores Sixty Nine lakhs only)

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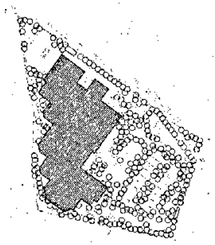
7. Labour Cess Rs. 1,95,06,200/- vide D D No. 226016 dt:30-05-2014, AXIS BANK BANGALORE Branch

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide WP No. 2920/10010 (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 realization of D.D. for the amount mentioned above.

ಮೂಲ ಪ್ರತಿಯಲ್ಲಿರುವಂತೆ ಇದೆ.
ದಿನಾಂಕ 21/05/2014 ರಂದು ಸಲ್ಲಿಸಿದ ಪ್ರತಿಯಲ್ಲಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆಯ ಷರತ್ತುಗಳನ್ನು ಹೊರತುಪಡಿಸಿ ಉಳಿದ ಷರತ್ತುಗಳನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿದೆ ದಿನಾಂಕ 21/05/2014 ರಂದು ಸಲ್ಲಿಸಿದ ಪ್ರತಿಯಲ್ಲಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆಯ ಷರತ್ತುಗಳನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿದೆ ದಿನಾಂಕ 26/05/2014 ರಂದು ಮಾನ್ಯ ಮಾಡಲಾಗಿದೆ.
(ಅಂಚು ಮತ್ತು ಅಳತೆಗಳನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿದೆ)

(ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಗಳ ಸಹಿ)
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಗಳು ಪಶ್ಚಿಮ
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

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. .....
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: 49329000
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.

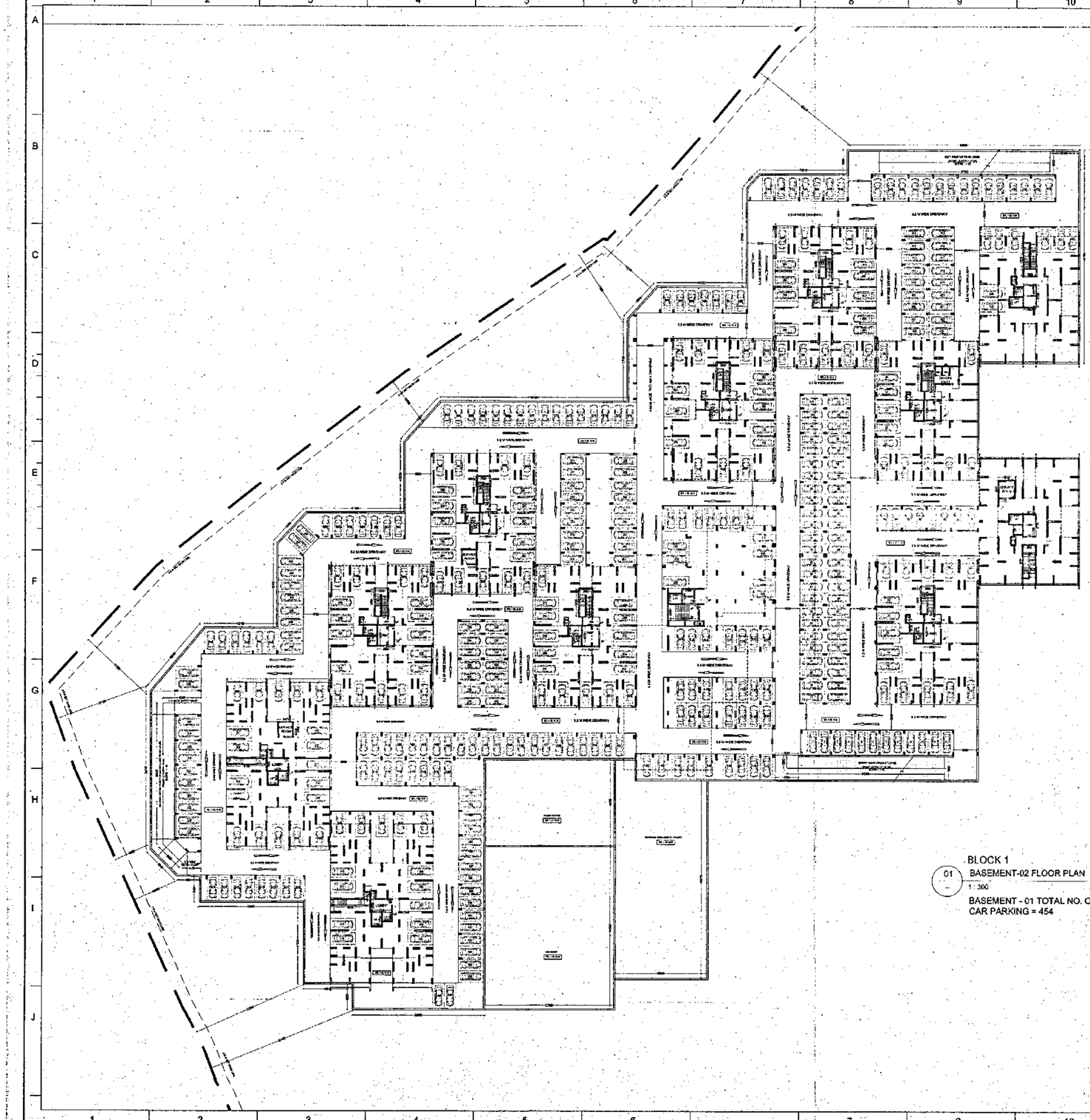
JOB TITLE

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



01
BLOCK 1
BASEMENT-02 FLOOR PLAN
1 : 300

BASEMENT - 01 TOTAL NO. OF CAR PARKING = 454

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

Conditions:

1) Sanction in accordat 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) 3.5 mt 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 deds 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 Ets & Dt. 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. 29.
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) a) 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. 7.6) under sub section VI-E (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' keeping 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 – 91) 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 also before 08.00 PM to avoid hindrance during late hours.
30) Garbage emanating 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 2000 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 allied 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 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 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 sale 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 concerned 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 for 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 – drills 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 Plans 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 ARDB(CR 1)LAB/ 2007/2013 Bangalore dated: 21-04-2013

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 our brickfield 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 this 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.

N.B. NOC Details

Sl. No	Name of the Authority / Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 365/2013 dt. 03-05-2013	All the conditions imposed in the letter issued by the authority body
2	Airport Authority of India	Acknowledgement dt. 13-11-2013	should be adhered to
3	KSPCB	Acknowledgement dt. 13-11-2013	
4	SEIAA	SEIAA 208 CON 2013 dt. 03-12-2013	
5	BWSSB	Acknowledgement dt. 28-06-2013	
6	BESCOM	CE (M&RD)/SE(EE-4)/AE5/F5/81 dt. 30-08-2014	
7	BSNL	AGM (HP-I)/2013-14/Misc/34/20 dt. 02-11-2013	
8	Development Encroachment / Govt. land	BDA/TP/WZ/DR-AU/13-14/EE/815-16 dt. 21-03-2014	
9	Survey of Land Use Work	BDA/TP/WZ/LUW/12015-16/SSW/13-14 dt. 22-10-2013	

N. The Applicant has paid the fee vide Receipt No. TPU/DTPSUT/610/2014-15/May/0020 dated: 20-08-2014 for the following:-

1.	Licence Fees	1,48,96,680.00
2.	Ground Rent	74,98,380.00
3.	Betterment Charges	
	a) For Building	2,80,004.00
	b) For Site	46,18,624.00
4.	Security Deposit	1,53,04,000.00
5.	Plan copy & Compound wall charges	2,09,800.00
6.	1% Labour Cess for Administrative charges	1,97,032.50
	TOTAL	4,86,93,521.00
		SAY Rs. 4,86,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 228018 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. 25821/2010 (LB-BMP), however, this is subject to condition for submission of draft FTL / Layout plan as per the orders of the Hon'ble Court.
2) Payment of licence fee for sanction of this plans is subject to result of W.P No. 4809/2006 & connected matters.

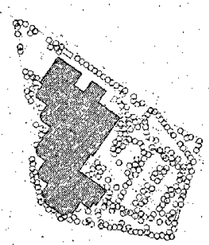
Dated: 12/11/2014 ... ಮೇರೆಗೆ ಬಿ.ಬಿ.ಎಂ.ಪಿ. ಪರವಾಗಿ ಮತ್ತು ಅಧಿಕಾರ ಪತ್ರ ಸಂಖ್ಯೆ: ... ದಿನಾಂಕ: 28/10/2014 ರಲ್ಲಿ ಪ್ರದತ್ತವಾದ ಅಧಿಕಾರವನ್ನು ಚಲಾಯಿಸಿ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಈ ನಕ್ಷೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿದೆ.

Dated: 29/10/2014 ... ರಂದು ಕಟ್ಟಡ ಪರವಾನಿಗೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿದೆ.

(ಮಂಜೂರು ಮಾಡಿರುವ ಅಧಿಕಾರಿಯ ಸಹಿ)

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪಶ್ಚಿಮ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

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...
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 : 49272000
E-mail: arch2ects@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.

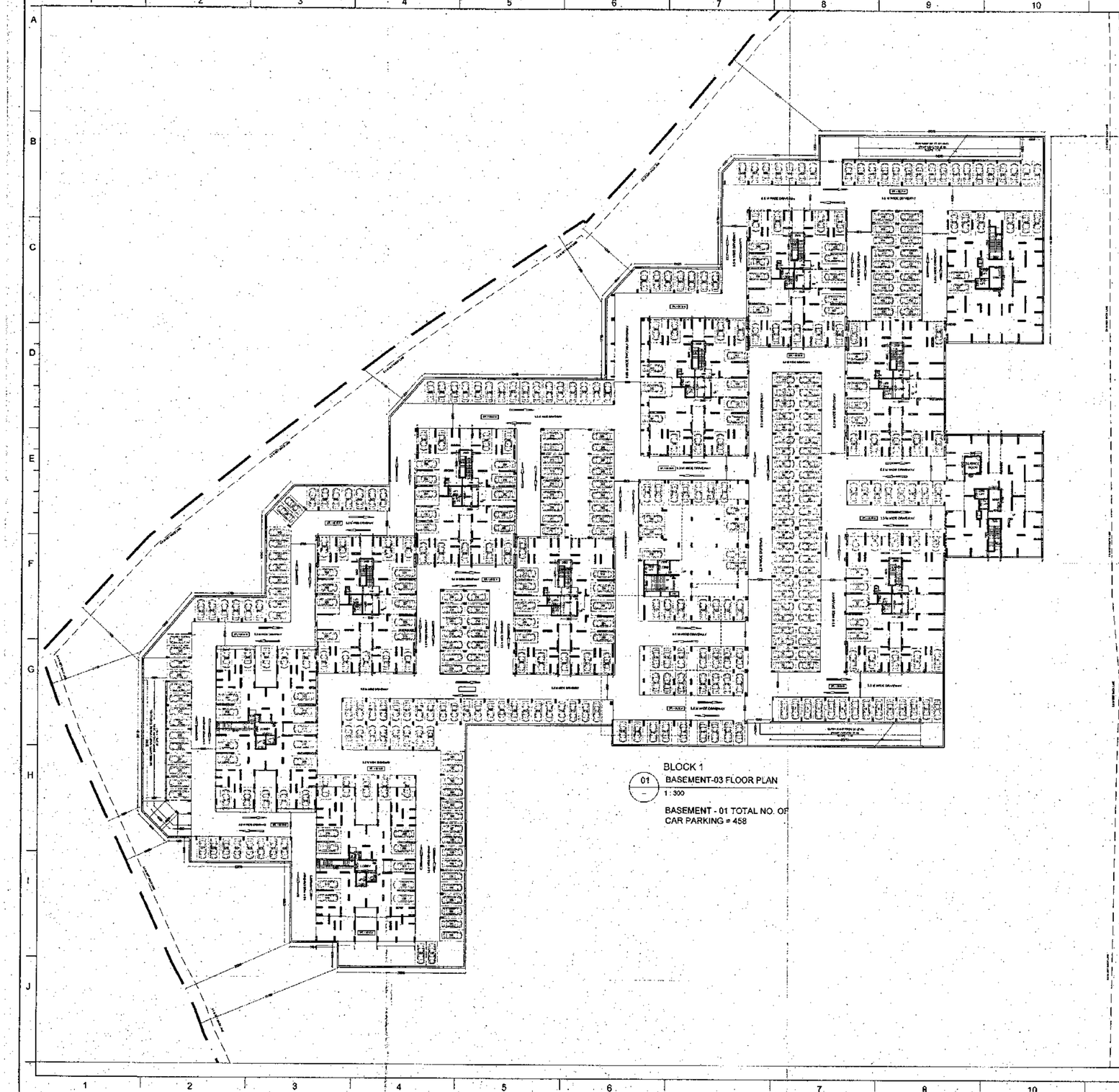
JOB TITLE

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 - 7B+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) BF 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 telephones cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall ensure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not store 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. Rs & it could belong 3.00 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 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, 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) Licence 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 cautioned by the Authority in the first instance, warned in the second instance and cancel the registration if the same is requested 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-5 (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 licence & 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 – 34) 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 condition 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 inter before 06.00 PM to avoid nuisance during the 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 in site for the re-use / disposal (Applicable for Residential Units of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
31) The structures with basements shall be designed for structural stability and safety to ensure for and stabilization during the course of excavation for basement/s with safe design for retaining walls and sheet structure for the safety of the structure as well as the adjoining 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) / SPAA / 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 areas).
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 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 – drills 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 to the extent 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 FOR BAN/MISC/1(A)/98, BANGALORE DTD:31/05/2013 dated: 6/06/2013

1. The Promoter / Owner / Developer shall make a separate agreement with the 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 in 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 the 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.

N.O.C Details

Sl. No	Name of the Statutory Department	Reference No. & Date	Conditions applied
1	Fire Force Department	NOC (1) 666/09/13 dt: 05-06-2014	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: 2-11-2013	
4	SEIAA	SEIAA 306 CON 13 dt: 05-10-2013	
5	BWSSB	Acknowledgement dt: 26-08-2013	
6	BESCOM	CE (D)/BG/DY(J)/EE-6/AEE-6/F175-21-dt: 22-03-2014	
7	DGHI	AVIA/1[19]/cons/2013-14/Vol-14/201 @ BDA dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TPM/DLP-447/13-14/0577/13-14 dt: 21-05-2014	
9	Change of Land Use from BDA	BDA/TPM/LC/UDT/2013-14/0599/13-14 dt: 22-10-2013	

10. The Applicant has paid the fee vide Receipt No. TP/JDTPS/UT/01/2014-15/May/5029 dated: 26-05-2014 for the following :

1.	Licence Fees	1,48,98,580.00
2.	Ground Rent	74,99,380.00
3.	Betterment Charges	
	a) For Building	3,69,024.00
	b) For Site	46,16,624.00
4.	Security Deposit	1,23,04,500.00
5.	Plan copy & Compound wall charges	3,01,800.00
6.	1% Labour Cess for Administrative charges	1,37,032.00
	TOTAL	4,99,96,251.00
		SAY Rs. 4,99,96,000/-

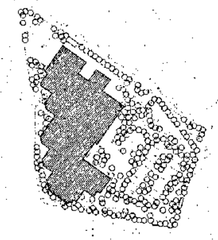
(Rupees Four crores Ninety lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 220015 dt 26-05-2014, 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. 25221/2013 (LB-BMP), however, the 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 erection of the plans is subject to result of W.P. No. 49906/2006 & 7980/2008

ಅಧಿ ಪೌರಾಯುಕ್ತರು ಮತ್ತು ಅಧಿಕಾರಿಯವರು ಮತ್ತು ಅವರಿಂದ ಅಧಿಕಾರ ಪಡೆದ
ದಿನಾಂಕ 13/05/2014 ರಂದು ಮಂಜೂರು ಮಾಡಿದೆ.
ಈ ನಕ್ಷೆ ಯು ಪುಟ ಸಂಖ್ಯೆ 01/01/15-16 ದಿನಾಂಕ: 29/05/2014
ಇವುಗಳ ಮೇಲೆ ಮಂಜೂರಾದ ನಮೂನೆಯಲ್ಲಿ ಮತ್ತು ಷರತ್ತುಗಳು
ಅನುಮೋದನೆಯಾಗಿದೆ. ದಿನಾಂಕ: 27/05/2014 ರಂದು
29/05/2014 ರಂದಿಗೆ ಮಾನ್ಯ ಮಾಡಲಾಗಿದೆ.
(ಅಪರ ಮುಖ್ಯ ಅಧಿಕಾರಿ)

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. .....
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 : 49022000
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 3.0
	REV.NO.

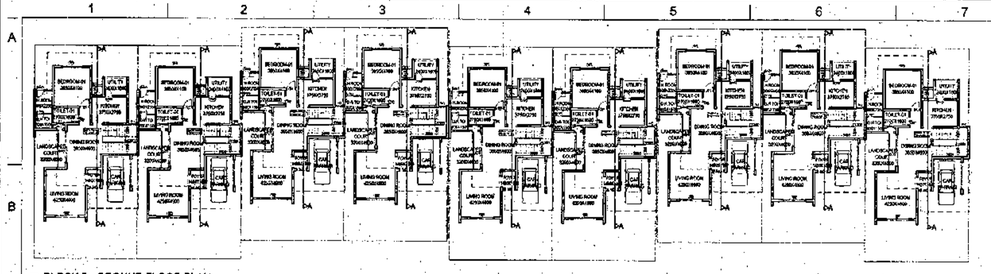
JOB TITLE

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

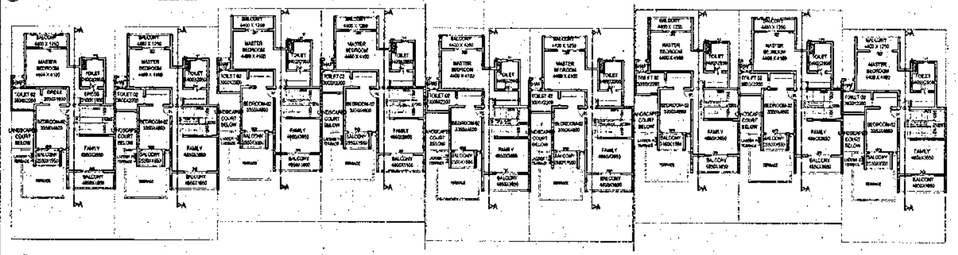
DRAWING TITLE

BASEMENT - 03 PLAN

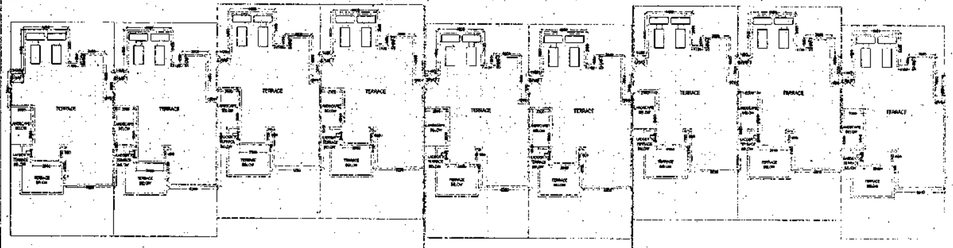
SHEET NO : 3.0



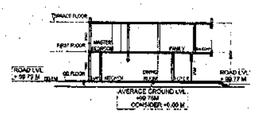
1 BLOCK 2 - GROUND FLOOR PLAN
SCALE 1:200



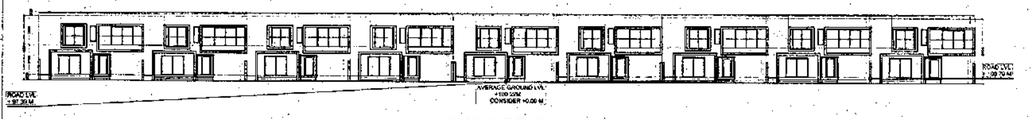
2 BLOCK 2 - FIRST FLOOR PLAN
SCALE 1:200



3 BLOCK 2 - TERRACE FLOOR PLAN
SCALE 1:200

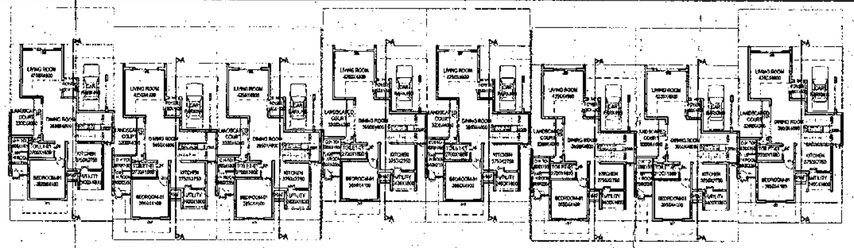


4 BLOCK 2 - SECTION AA
SCALE 1:200

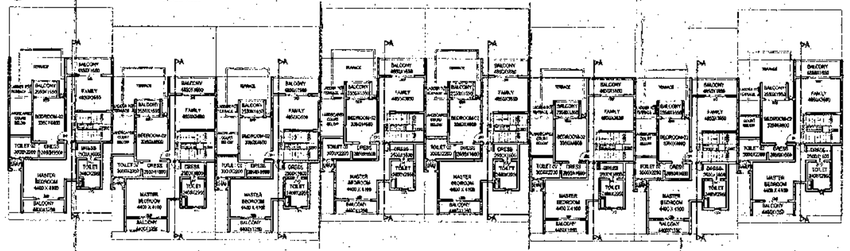


9 BLOCK 2 - ELEVATION
SCALE 1:200

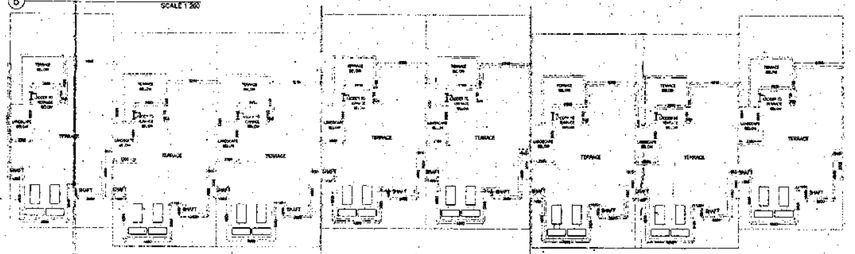
10 BLOCK 3 - ELEVATION
SCALE 1:200



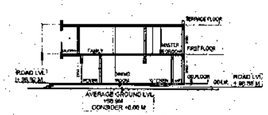
5 BLOCK 3 - GROUND FLOOR PLAN
SCALE 1:200



6 BLOCK 3 - FIRST FLOOR PLAN
SCALE 1:200

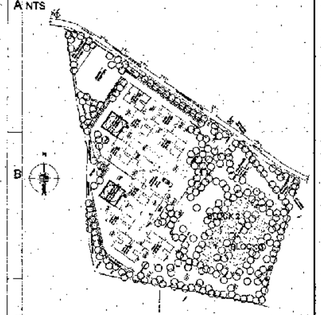


7 BLOCK 3 - TERRACE FLOOR PLAN
SCALE 1:200



8 BLOCK 3 - SECTION AA
SCALE 1:200

KEY PLAN
N.T.S



SCHEDULE OF OPENINGS

S.N	DESCRIPTION	TYPE	SIZE	REMARKS
1	ENTRANCE DOOR	ED	1050X2150	WOODEN
2	DOOR	D1	850X2150	WOODEN
3	DOOR	D2	800X2150	WOODEN
4	DOOR / WINDOW	DW1	2150X1020 870X1020	WOODEN
5	DOOR / WINDOW	DW2	2150X1220 1360X1220	WOODEN
6	WINDOW	W1	2100X1650	ALUMINIUM
7	WINDOW	W2	1350X1650	ALUMINIUM
8	WINDOW	W3	400X1650	ALUMINIUM
9	SLIDING DOOR	SD	2430X2150	GLASS
10	SLIDING DOOR	SD1	3300X2150	GLASS
11	SLIDING DOOR	SD2	2130X2150	GLASS
12	VENTILATOR	V1	600X900	ALUMINIUM OPENABLE
13	VENTILATOR	V1A	630X1200	ALUMINIUM OPENABLE
14	VENTILATOR	V2	630X900	ALUMINIUM OPENABLE

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 :

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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