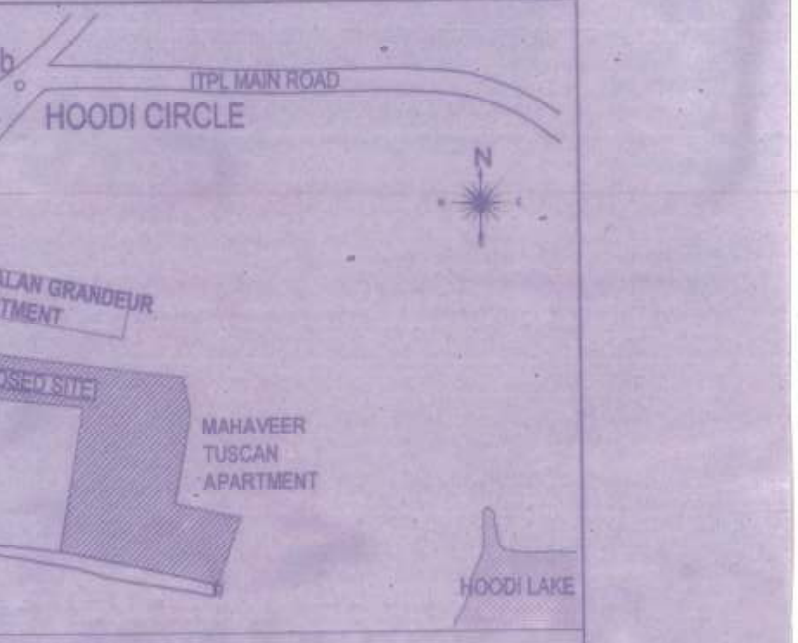
GROUND FLOOR PLAN

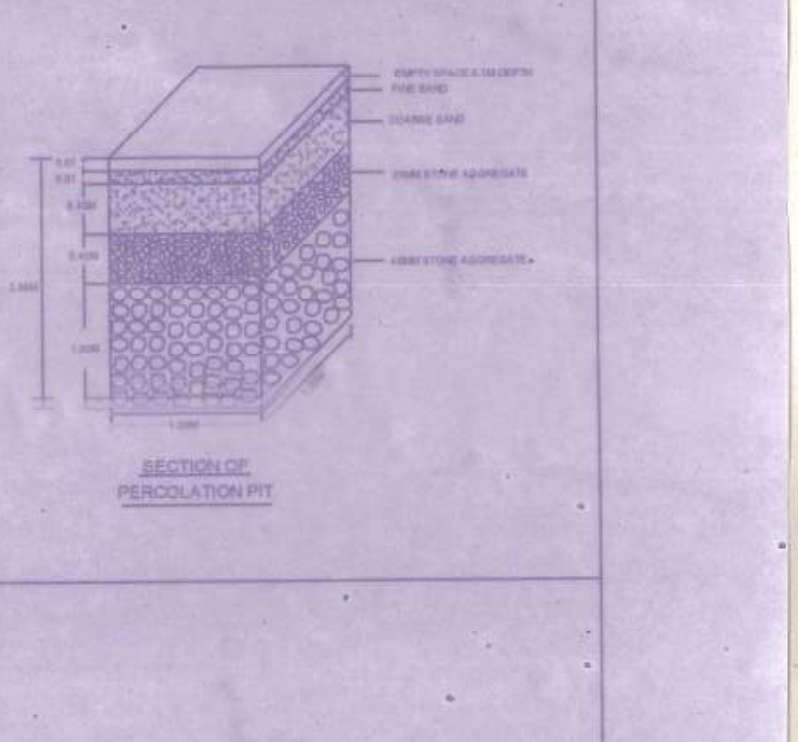
NO.OF CARS= 95nos (Covered Parking)
NO.OF CARS= 80nos (Surface Parking)



LEGEND

— - - —	SITE BOUNDARY
— — —	16.00mt SET BACK LINE
—.- —	BASEMENT LINE
▨	PROPOSED FOR SANCTION
▨	PARK & OPEN SPACES
▨	KHARAB LAND
▨	ROAD WIDENING AREA

DETAILS OF RAIN WATER HARVESTING STRUCTURES



BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
THIRD FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
FOURTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FIFTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SIXTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SEVENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
EIGHTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
NINTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
TENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
ELEVENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
TWELFTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
THIRTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 4.05 X 4	24.72	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FOURTEENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FIFTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SIXTEENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SEVENTEENTH FLOOR	1.75 X 3.40 X 1	5.70	65.32
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 4.08 X 1	5.97	
	1.83 X 4.05 X 1	6.79	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
EIGHTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.51
	1.83 X 4.05 X 1	6.79	
	1.51 X 3.40 X 1	4.89	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	

BBMP/Addl.Dir/JD NORTH/0293/15-16

I. Plan is sanctioned subject to the follwing conditions:

1. Sanction is accorded for Proposed Residential Apartment Building at Sy.No.186/1, 186/4, 187/1, 187/2 & 187/3, HOODI VILLAGE, K.R.PURAM HOBLI, WARD NO.82, BANGALORE EAST TALUK, MAHADEVAPURA ZONE, BANGALORE.
   a) Consist of BF+GF+18UF (Eighteen upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floor, Ground Floor & Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary DUCTs for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect/ Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining " OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building code and in the "Criteria for earthquake resistant design of structures" bearing No.IS 1893 - 2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building Bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants /drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. 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.
34. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
35. 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.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
37. The Owner / Association of the high-rise building shall conDUCT two mock- trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008.
39. If any owner/ builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer/ Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
40. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. 10% of Sital area 1775.64 Sqm.Resirved for Park & Open Space Should not be Converted to any other purpose.
42. The area reserved 101.867 Sqm. For Road widening should be Relinquished to BBMP before obtaining CC.
43. NOC from KSPCB & Defence (HAL) should be Submitted to BBMP before obtaining CC.
44. 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 (Hosadaagi hoodike): LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant/ Builder/ Owner/ Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Constructions 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 workplace 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.

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt:04-09-2015

II. FEE DETAILS:

The Applicant has paid Rs.1,76,71,000/- vide reciept No. RE - ifms 331- TP / 000328 dated: 08 - 03 - 2016 for the following:-

1.	Licence Fees(7710103-233134(already paid vide Reciept No.RE-ifms331-TP/000076 dated 19.11.15)=7476969)	: Rs.74,76,969.00
2.	Ground Rent	: Rs.36,71,477.00
3.	Betterment Charges	
	a) For Building	: Rs.1,16,555.00
	b) For Site	: Rs.3,55,109.00
4.	Security Deposit	: Rs.58,27,742.00
5.	Plan copy & Compound wall charges	: Rs.1,29,000.00
6.	1% Labour Cess Service Charges	: Rs.73,416.00
	TOTAL	: Rs.1,76,70,268.00
	Rounding off Rs.732 TOTAL	Rs.1,76,71,000/-

The Applicant has produced DD No. 837842 dated: 08 - 03 - 2016
Amount Rs.72,68,200/- Bank Kotak Mahindra Bank, Basavanaguide Branch, Bangalore.

7.	Labour Cess	Rs.72,68,188.00
	Rounding off Rs.2 TOTAL	Rs.72,68,200/-

III. NOC DETAILS:

Name of the Statutory Department	Referance No & Date.	Conditions imposed
Fire Force Department	GBC(1)234/2015 dated 20-08-2015	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
Airport Authority of India	AAI/KIA/NOC/854-57 Dated : 08-05-2015	
BESCOM	SE(ELE)/BEC-84/EE(O)/AEE-1/ NOC/14-15/1485-87 Dated : 26-05-2015	
BSNL	AGM(TP)/S-35/2015-16/36 dt@BG-8, dated: 29-04-2015	
SEIAA/MOEF	SEIAA 105 CON 2015 Dated : 29-12-2015	
BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/TA(M)-III/12899/2015-16 Dated : 20-01-2016	
KSPCB	ACKNOWLEDGEMENT COPIES SEEKING ENCLOSED	
DEFENCE	WILL BE PRODUCED BEFORE CC	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
TD1	0.78	2.10	06
TD2	0.87	2.10	911
D3	0.93	2.10	170
D1	0.93	2.10	05
D2	1.05	2.10	1032
MD	1.15	2.10	152
D4	1.50	2.10	04
MDW	1.55	2.10	108

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W	0.78	1.20	1104
SD1	0.87	2.10	144
W2	1.23	1.50	104
KW1	1.23	1.80	314
W3	1.53	1.50	725
SD2	1.67	2.10	275
GL1	13.86	2.10	01
SD3	2.45	2.10	296
GL	9.55	2.10	03

AREA STATEMENT (BBMP)

PROJECT DETAIL:			
Application No.:	BBMP/Addl.Dir/JD NORTH/0293/15-16		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Proposed Development	Ward:	Ward-82
Nature of Sanction:	New	Plot No Value:	SY.No. 186/1,186/4, 187/1,187/2 & 187/3
Plot Use:	Residential		
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	17755.44
DEDUCTION FOR		
Plot area deDUCTed for Road Widening.		101.87
Total		101.87
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	17653.57
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	17755.44
MAX. PERMISSIBLE COVERAGE AREA	(50%)	8826.79
Proposed Coverage Area	(17.82%)	3146.25
Achieved Net coverage area	(17.82%)	3146.25
BALANCE COVERAGE AREA LEFT	(32.18%)	5680.54
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00)	53266.32
ADDITIONAL FAR	:	:
Residential FAR		46480.19
Proposed FAR Area		47296.95
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.66)	47311.95
BALANCE FAR AREA	(0.34)	5954.37
PERMISSIBLE BUILT UP AREA		:
ACHIEVED BUILT UP AREA		58277.42

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL BUILDING)	Residential	Multi Dwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	314	4317.50	382	5252.50
Visitor's Car Parking	32	440.00	0	0.00
Total Car	346	4757.50	382	5252.50
TwoWheeler	32	440.00	0	0.00
Total Area	-	5197.50	-	10566.64

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	SubStruc. Addition	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESIDENTIAL BUILDING)	46480.19	220.22	47296.96	58262.42	314.00	1208.96
Total	46480.19	220.22	47296.96	58262.42	314.00	1208.96

FLOORWISE FAR STATEMENT: A (RESIDENTIAL BUILDING)

Name of Floor	Total BUArea	Staircase DeDUCTion	Lift DeDUCTion	Lift M/C DeDUCTion	SubStruc. DeDUCTion	Ramp DeDUCTion	Parking DeDUCTion	Residential FAR Area	SubStruc. Addition	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	227.45	100.27	0.00	127.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eighteenth Floor...	2678.30	0.00	42.75	0.00	0.00	0.00	0.00	2635.55	0.00	2635.55	13.00	589.00
Seventeenth Floo...	2702.94	0.00	42.75	0.00	0.00	0.00	0.00	2660.19	0.00	2660.19	13.00	619.96
Sixteenth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Fifteenth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Fourteenth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Thirteenth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Twelfth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Eleventh Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Tenth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Ninth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Eighth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Seventh Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Sixth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Fifth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Fourth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Third Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Second Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
First Floor...	2598.46	0.00	42.75	0.00	0.00	0.00	0.00	2555.71	0.00	2555.71	18.00	0.00
Ground Floor...	3137.44	0.00	42.75	0.00	0.00	0.00	2558.18	0.00	162.85	536.51	0.00	0.00
Basement Floor...	7647.84	0.00	42.75	0.00	131.06	174.00	6922.21	0.00	57.37	280.25	0.00	0.00
Total	58262.42	100.27	855.00	127.19	131.06	174.00	9480.39	46480.19	220.22	47296.96	314.00	1208.96

PARK / OPEN SPACE AREA STATEMENT

PLOT AREA	17755.44 SQM
REQUIRED PARK & OPEN SPACE 10% OF PLOT AREA	1775.54 SQM
PARK / OPEN SPACE-01	1063.72 SQM
PARK / OPEN SPACE-02	711.92 SQM
TOTAL PARK / OPEN SPACE PROVIDED	1775.64 SQM

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Shashidhara. N. R BCC/BL-3.2.3/E-1085/92-93	M/S H V VENTURES PROJECTS PVT LTD. and Others #26, Shankaramutt Road, Basavanagudi, Bengaluru - 560004

OWNER'S NAME:
M/S H V VENTURES PROJETS PVT LTD. Rer. By. BHASKAR T NAGENDRAPPA & SHIVARAM KUMAR MALAKALA

PROJECT DESCRIPTION::
PROPOSED RESIDENTIAL APARTMENT BUILDING Sy.No.186/1, 186/4, 187/1, 187/2 & 187/3, HOODI VILLAGE, K.R.PURAM HOBLI, WARD NO.82, BANGALORE EAST TALUK, MAHADEVAPURA ZONE, BANGALORE.

ARCHITECT:
Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93

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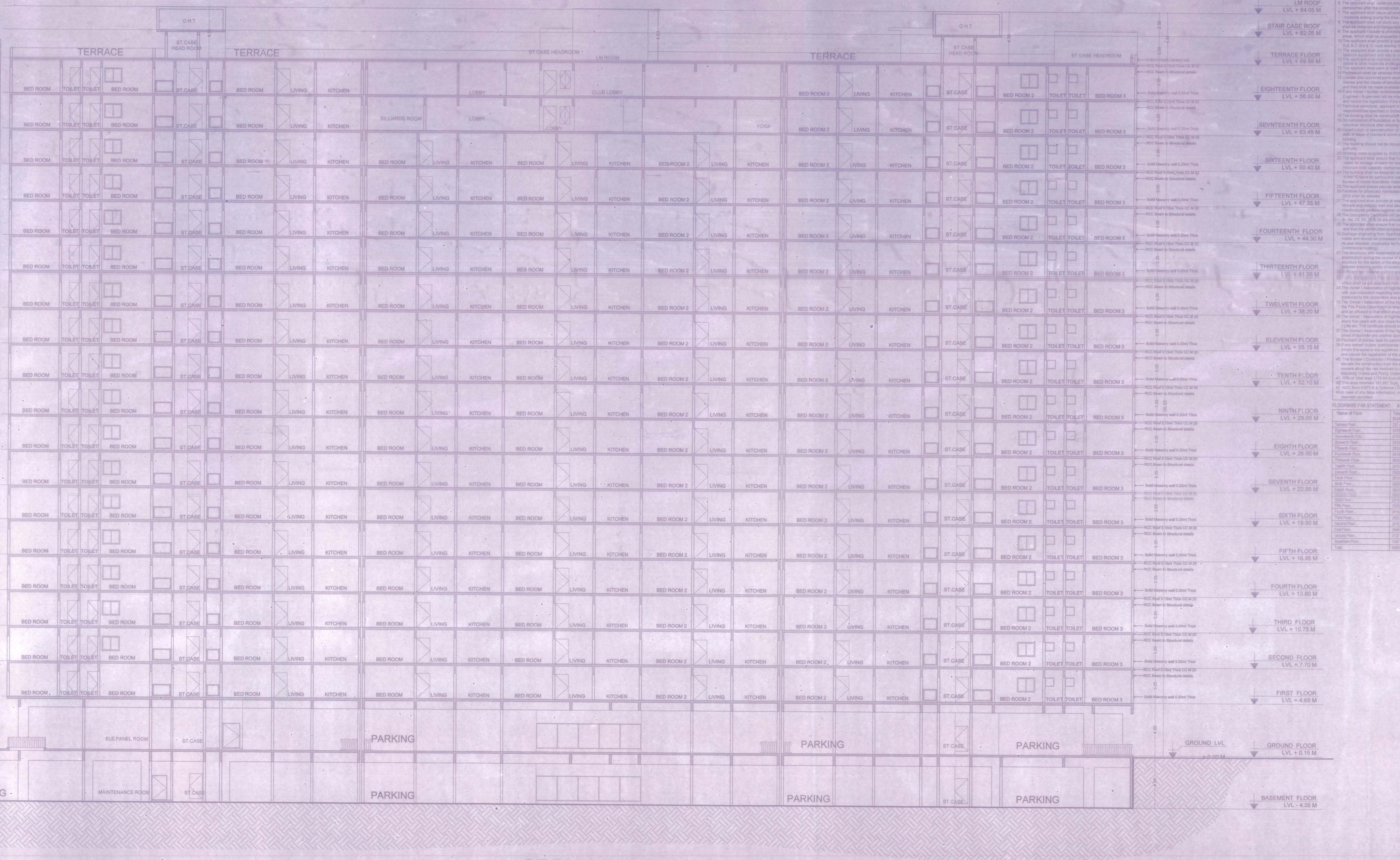
TITLE: GROUND FLOOR PLAN
SCALE-1:200
Sheet - 03 of 11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
THIRD FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
FOURTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FIFTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SIXTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SEVENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
EIGHTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
NINTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
TENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
ELEVENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
TWELFTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
THIRTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 4.05 X 4	24.72	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FOURTEENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FIFTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SIXTEENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SEVENTEENTH FLOOR	1.75 X 3.40 X 1	5.70	65.32
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 4.08 X 1	5.97	
	1.83 X 4.05 X 1	6.79	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
EIGHTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.51
	1.83 X 4.05 X 1	6.79	
	1.51 X 3.40 X 1	4.89	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	


OHT
ST.CASE HEAD ROOM
TERRACE
LM ROOM
ST.CASE HEADROOM
BED ROOM
TOILET
LIVING
KITCHEN
BED ROOM 2
BED ROOM 3
ST.CASE
LOBBY
CLUB LOBBY
BILLIARDS ROOM
YOGA
PARKING
SUB PANEL ROOM
MAINTENANCE ROOM
GROUND LVL
± 0.00 M
LM ROOF LVL + 64.05 M
STAIR CASE ROOF LVL + 62.05 M
TERRACE FLOOR LVL + 59.55 M
EIGHTEENTH FLOOR LVL + 56.50 M
SEVENTEENTH FLOOR LVL + 53.45 M
SIXTEENTH FLOOR LVL + 50.40 M
FIFTEENTH FLOOR LVL + 47.35 M
FOURTEENTH FLOOR LVL + 44.30 M
THIRTEENTH FLOOR LVL + 41.25 M
TWELFTH FLOOR LVL + 38.20 M
ELEVENTH FLOOR LVL + 35.15 M
TENTH FLOOR LVL + 32.10 M
NINTH FLOOR LVL + 29.05 M
EIGHTH FLOOR LVL + 26.00 M
SEVENTH FLOOR LVL + 22.95 M
SIXTH FLOOR LVL + 19.90 M
FIFTH FLOOR LVL + 16.85 M
FOURTH FLOOR LVL + 13.80 M
THIRD FLOOR LVL + 10.75 M
SECOND FLOOR LVL + 7.70 M
FIRST FLOOR LVL + 4.65 M
GROUND FLOOR LVL + 0.15 M
BASEMENT FLOOR LVL - 4.35 M

SECTION A-A

BBMP/Addl.Dir/JD NORTH/0293/15-16

I. Plan is sanctioned subject to the follwing conditions:

1. Sanction is accorded for Proposed Residential Apartment Building at Sy.No.186/1, 186/4, 187/1, 187/2 & 187/3, HOODI VILLAGE, K.R.PURAM HOBLI, WARD NO.82, BANGALORE EAST TALUK, MAHADEVAPURA ZONE, BANGALORE.
   a) Consist of BF+GF+18UF (Eighteen upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floor, Ground Floor & Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary DUCTs for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect/ Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining " OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building code and in the "Criteria for earthquake resistant design of structures" bearing No.IS 1893 - 2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building Bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants /drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. 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.
34. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
35. 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.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
37. The Owner / Association of the high-rise building shall conDUCT two mock- trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No 4906/2008 & 2993/2008.
39. If any owner/ builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer/ Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
40. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. 10% of Sital area 1775.64 Sqm.Resirved for Park & Open Spape Should not be Converted to any other purpose.
42. The area reserved 101.867 Sqm. For Road widening should be Relinquished to BBMP before obtaining CC.
43. NOC from KSPCB & Defence (HAL) should be Submitted to BBMP before obtaining CC.
44. 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 (Hosadaagi hoodike): LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant/ Builder/ Owner/ Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Constructions 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 workplace 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 campps / 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.

As per Commissioner Revised Circular No. - Addl DTP.JD(N)/DM3/PR/320/15-16 dt:04-09-2015

II. FEE DETAILS:

The Applicant has paid Rs.1,76,71,000/- vide reciept No. RE - ifms 331- TP / 000328 dated: 08 - 03 - 2016 for the following:-

1.	Licence Fees(7710103-233134(already paid vide Reciept No.RE-ifms331-TP/000076 dated 19.11.15)=7476969)	: Rs.74,76,969.00
2.	Ground Rent	: Rs.36,71,477.00
3.	Betterment Charges	
	a) For Building	: Rs.1,16,555.00
	b) For Site	: Rs.3,55,109.00
4.	Security Deposit	: Rs.58,27,742.00
5.	Plan copy & Compound wall charges	: Rs.1,29,000.00
6.	1% Labour Cess Service Charges	: Rs.73,416.00
	TOTAL	: Rs.1,76,70,268.00
	Rounding off Rs.732 TOTAL	: Rs.1,76,71,000/-

The Applicant has produced DD No. 837842 dated: 08 - 03 - 2016 Amount Rs.72,68,200/- Bank Kotak Mahindra Bank, Basavanagudi Branch, Bangalore.

7.	Labour Cess	Rs.72,68,188.00
	Rounding off Rs.2 TOTAL	Rs.72,68,200/-

III. NOC DETAILS:

Name of the Statutory Department	Referance No & Date.	Conditions imposed
Fire Force Department	GBC(1)234/2015 dated 20-08-2015	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
Airport Authority of India	AAI/KIA/NOC/854-57 Dated : 06-05-2015	
BESCOM	SE(ELE)/BEC-84/EE(O)/AEE-1/ NOC/14-15/1485-87 Dated : 26-05-2015	
BSNL	AGM(TP)/S-35/2015-16/38 dt@BG-8, dated: 29-04-2015	
SEIAA/MOEF	SEIAA 105 CON 2015 Dated : 28-12-2015	
BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/TA(M)-III/12699/2015-16 Dated : 20-01-2016	
KSPCB	ACKNOWLEDGEMENT COPIES SEEKING ENCLOSED	
DEFENCE	WILL BE PRODUCED BEFORE CC	

SCHEDULE OF JOINERY:

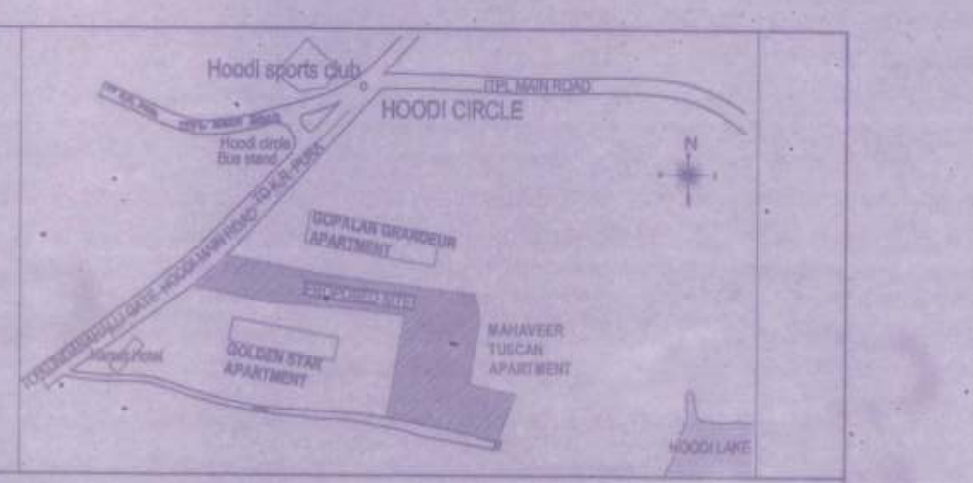
NAME	LENGTH	HEIGHT	NOS.
TD1	0.78	2.10	06
TD2	0.87	2.10	911
D3	0.93	2.10	170
D1	0.93	2.10	05
D2	1.05	2.10	1032
MD	1.15	2.10	152
D4	1.50	2.10	04
MDW	1.55	2.10	108

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W	0.78	1.20	1104
SD1	0.87	2.10	144
W2	1.23	1.50	104
KW1	1.23	1.80	314
W3	1.53	1.50	725
SD2	1.87	2.10	275
GL1	13.86	2.40	01
SD3	2.45	2.10	296
GL	8.55	2.10	03

FLOORWISE FAR STATEMENT: A (RESIDENTIAL BUILDING)

Name of Floor	Total BUArea	Staircase DeDUCTion	Lift DeDUCTion	Lift M/C DeDUCTion	SubStruc. DeDUCTion	Ramp DeDUCTion	Parking DeDUCTion	Residential FAR Area	SubStruc. Addition	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor	227.45	100.27	0.00	127.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eighteenth Floor	2678.30	0.00	42.75	0.00	0.00	0.00	0.00	2635.55	0.00	2635.55	13.00	569.00
Seventeenth Floor	2702.94	0.00	42.75	0.00	0.00	0.00	0.00	2660.19	0.00	2660.19	13.00	619.96
Sixteenth Floor	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Fifteenth Floor	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Fourteenth Floor	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Thirteenth Floor	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Twelfth Floor	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Eleventh Floor	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Tenth Floor	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Ninth Floor	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Eighth Floor	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Seventh Floor	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Sixth Floor	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Fifth Floor	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Fourth Floor	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Third Floor	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Second Floor	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
First Floor	2598.46	0.00	42.75	0.00	0.00	0.00	0.00	2555.71	0.00	2555.71	18.00	0.00
Ground Floor	3137.44	0.00	42.75	0.00	0.00	0.00	2558.18	0.00	162.85	536.51	0.00	0.00
Basement Floor	7647.84	0.00	42.75	0.00	131.06	174.00	6922.21	0.00	57.37	280.25	0.00	0.00
Total	58262.42	100.27	855.00	127.19	131.06	174.00	9480.39	46480.19	220.22	47296.96	314.00	1208.96



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl Dir/JD NORTH/0293/15-16		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Proposed Development	Ward:	Ward-82
Nature of Sanction:	New	Plot No Value:	SY No. 186/1,186/4, 187/1,187/2 & 187/3
Plot Use:	Residential		
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	17755.44
DEDUCTION FOR		
Plot area deDUCTed for Road Widening.		101.87
Total		101.87
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	17653.57
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	17755.44
MAX. PERMISSIBLE COVERAGE AREA	(50%)	8826.79
Proposed Coverage Area	(17.82%)	3146.25
Achieved Net coverage area	(17.82%)	3146.25
BALANCE COVERAGE AREA LEFT	(32.18%)	5680.54
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00)	53266.32
ADDITIONAL FAR		-
Residential FAR		46480.19
Proposed FAR Area		47296.95
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.66)	47311.95
BALANCE FAR AREA	(0.34)	5954.37
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		58277.42

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Shashidhara. N. R BCC/BL-3.2.3/E-1085/92-93	M/S H V VENTURES PROJECTS PVT LTD. and Others #26, Shankaramutt Road, Basavanagudi, Bengaluru - 560004

OWNER'S NAME:

M/S H V VENTURES PROJETS PVT LTD. Rer. By. BHASKAR T NAGENDRAPPA & SHIVARAM KUMAR MALAKALA

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING4 Sy.No.186/1, 186/4, 187/1, 187/2 & 187/3 HOODI VILLAGE, K.R.PURAM HOBLI, WARD NO.82, BANGALORE EAST TALUK, MAHADEVAPURA ZONE, BANGALORE.

ARCHITECT:

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL BUILDING)	Residential	MultiDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	314	4317.50	382	5252.50
Visitor's Car Parking	32	440.00	0	0.00
Total Car	346	4757.50	382	5252.50
TwoWheeler	32	440.00	0	0.00
Total Area	-	5197.50	-	10566.64

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	SubStruc. Addition	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESIDENTIAL BUILDING)	46480.19	220.22	47296.96	58262.42	314.00	1208.96
Total	46480.19	220.22	47296.96	58262.42	314.00	1208.96

PARK / OPEN SPACE AREA STATEMENT

PLOT AREA	17755.44 SQM
REQUIRED PARK & OPEN SPACE 10% OF PLOT AREA	1775.54 SQM
PARK / OPEN SPACE-01	1063.72 SQM
PARK / OPEN SPACE-02	711.92 SQM
TOTAL PARK / OPEN SPACE PROVIDED	1775.64 SQM

ಮೂಲ ಪ್ರತಿ :

[illegible] ದಿನಾಂಕ 29/01/2016
[illegible] 0298/2015-16
ದಿನಾಂಕ 26/05/2016 [illegible]
[illegible] ದಿನಾಂಕ 26/05/2016
[illegible] 25/05/2018 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

26/5/16

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

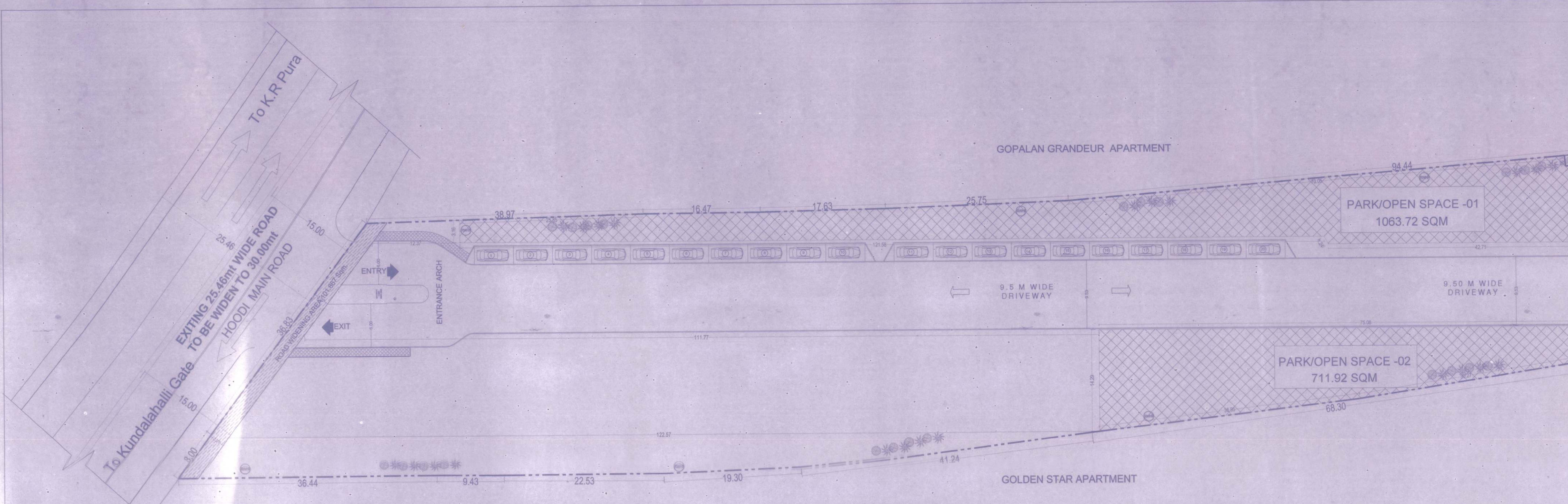
2015 26/05/16 26/05/16.

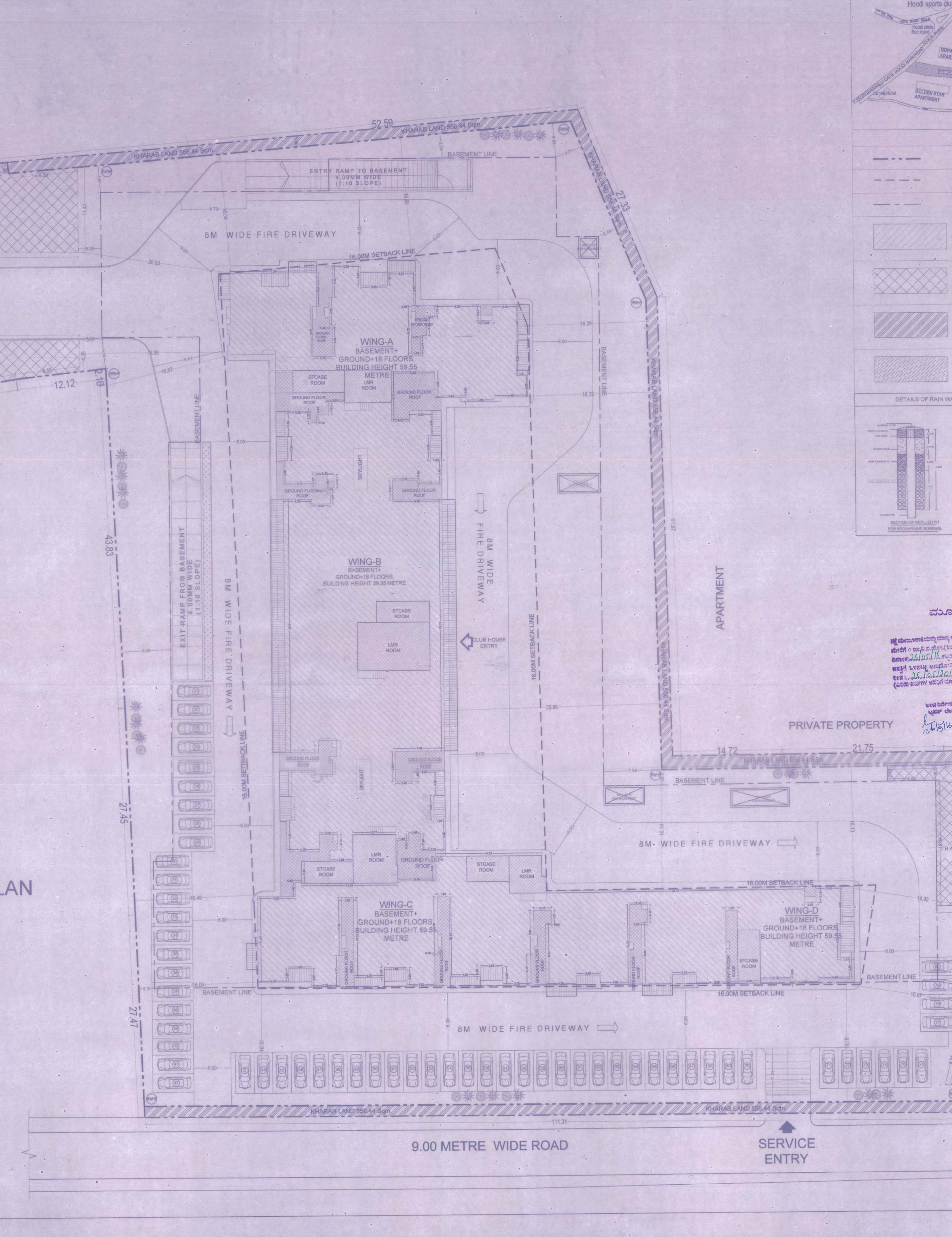
N

TITLE:
SECTION@
A-A.

SCALE-1:100

Sheet - 10 of 11





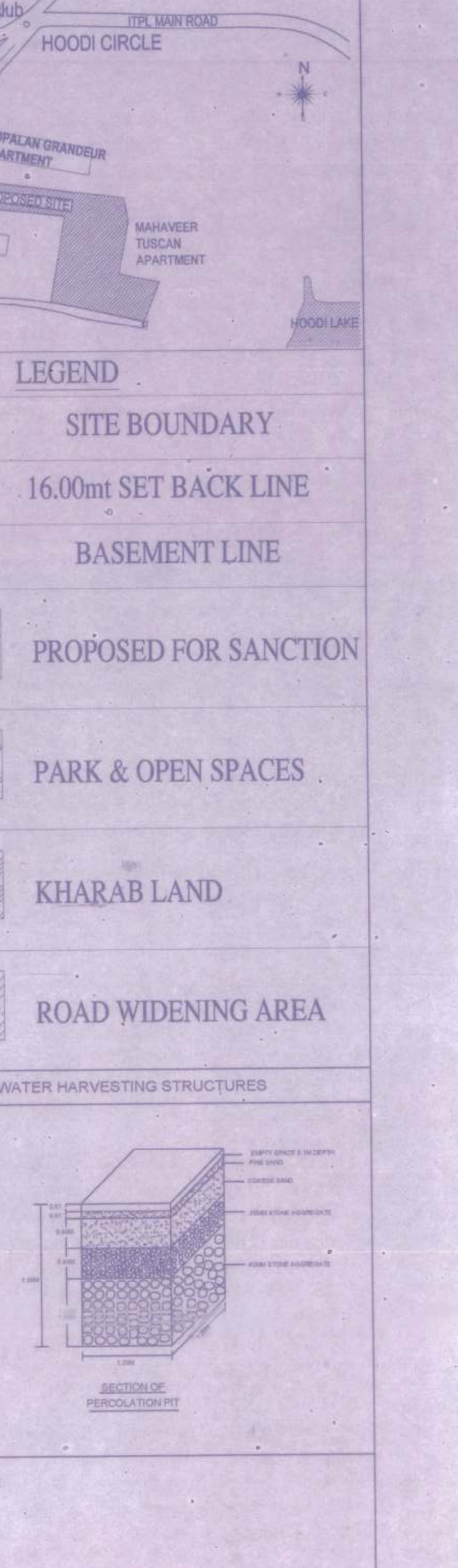
ಮೂಲ ಪ್ರತಿ :

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 29/04/16 ರ ಮೇರೆಗೆ ಅ.ನಿ.ನ.ಯೋ.(ಉ)/( ) ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ 0293/15-16 ದಿನಾಂಕ 26/05/16 ರಲ್ಲಿ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ನಿಗದಿಪಡಿಸಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ 26/05/2016 ರಿಂದ 25/05/2018 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ. (ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

26/5/16

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

26/5/16 26/05/16 26/05/16



SITE PLAN

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
THIRD FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
FOURTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FIFTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SIXTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SEVENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
EIGHTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
NINTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
TENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
ELEVENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
TWELFTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
THIRTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 4.05 X 4	24.72	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FOURTEENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FIFTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SIXTEENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SEVENTEENTH FLOOR	1.75 X 3.40 X 1	5.70	65.32
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 4.08 X 1	5.97	
	1.83 X 4.05 X 1	6.79	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
EIGHTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.51
	1.83 X 4.05 X 1	6.79	
	1.51 X 3.40 X 1	4.89	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	

BBMP/Addl.Dir/JD NORTH/0293/15-16

I. Plan is sanctioned subject to the follwing conditions:

1. Sanction is accorded for Proposed Residential Apartment Building at Sy.No.186/1, 186/4, 187/1, 187/2 & 187/3, HOODI VILLAGE, K.R.PURAM HOBLI, WARD NO.82, BANGALORE EAST TALUK, MAHADEVAPURA ZONE, BANGALORE.
   a) Consist of BF+GF+18UF (Eighteen upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floor, Ground Floor & Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary DUCTs for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas; which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect/ Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining " OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building code and in the "Criteria for earthquake resistant design of structures" bearing No.IS 1893 - 2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building Bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants /drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. 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.
34. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
35. 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.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
37. The Owner / Association of the high-rise building shall conDUCT two mock- trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008.
39. If any owner/ builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer/ Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
40. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. 10% of Sital area 1775.64 Sqm. Resirved for Park & Open Space Should not be Converted to any other purpose.
42. The area reserved 101.867 Sqm. For Road widening should be Relinquished to BBMP before obtaining CC.
43. NOC from KSPCB & Defence (HAL) should be Submitted to BBMP before obtaining CC.
44. 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 (Hosadaagi hoodike): LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant/ Builder/ Owner/ Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Constructions 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 workplace 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.

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt:04-09-2015

II. FEE DETAILS:

The Applicant has paid Rs.1,76,71,000/- vide reciept No. RE - ifms 331- TP / 000328 dated: 08 - 03 - 2016 for the following:-

1.	Licence Fees(7710103-233134(already paid vide Reciept No.RE-ifms331-TP/000076 dated 19.11.15)=7476969)	: Rs.74,76,969.00
2.	Ground Rent	: Rs.36,71,477.00
3.	Betterment Charges	
	a) For Building	: Rs.1,16,555.00
	b) For Site	: Rs.3,55,109.00
4.	Security Deposit	: Rs.58,27,742.00
5.	Plan copy & Compound wall charges	: Rs.1,29,000.00
6.	1% Labour Cess Service Charges	: Rs.73,416.00
	TOTAL	: Rs.1,76,70,268.00
	Rounding off Rs.732 TOTAL	Rs.1,76,71,000/-

The Applicant has produced DD No. 837842 dated: 08 - 03 - 2016
Amount Rs.72,68,200/- Bank Kotak Mahindra Bank, Basavanaguide Branch, Bangalore.

7.	Labour Cess	Rs.72,68,188.00
	Rounding off Rs.2 TOTAL	Rs.72,68,200/-

III. NOC DETAILS:

Name of the Statutory Department	Referance No & Date.	Conditions imposed
Fire Force Department	GBC(1)234/2015. dated 20-08-2015	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
Airport Authority of India	AAI/KIA/NOC/854-57 Dated : 08-05-2015	
BESCOM	SE(ELE)/BEC-84/EE(O)/AEE-1/ NOC/14-15/1485-87 Dated : 26-05-2015	
BSNL	AGM(TP)/S-35/2015-16/36 dt@BG-8, dated: 29-04-2015	
SEIAA/MOEF	SEIAA 105 CON 2015 Dated : 29-12-2015	
BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/TA(M)-III/12699/2015-16 Dated : 20-01-2016	
KSPCB	ACKNOWLEDGEMENT COPIES SEEKING ENCLOSED	
DEFENCE	WILL BE PRODUCED BEFORE CC	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
TD1	0.78	2.10	06
TD2	0.87	2.10	911
D3	0.93	2.10	170
D1	0.93	2.10	05
D2	1.05	2.10	1032
MD	1.15	2.10	152
D4	1.50	2.10	04
MDW	1.55	2.10	108

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W	0.78	1.20	1104
SD1	0.87	2.10	144
W2	1.23	1.50	104
KW1	1.23	1.80	314
W3	1.53	1.50	725
SD2	1.67	2.10	275
GL1	13.86	2.10	01
SD3	2.45	2.10	296
GL	9.55	2.10	03

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0293/15-16		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Proposed Development	Ward:	Ward-82
Nature of Sanction:	New	Plot No Value:	SY.No. 186/1,186/4, 187/1,187/2 & 187/3
Plot Use:	Residential		
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:			

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	17755.44
DEDUCTION FOR		
Plot area deDUCTed for Road Widening.		101.87
Total		101.87
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	17653.57
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	17755.44
MAX. PERMISSIBLE COVERAGE AREA	(50%)	8826.79
Proposed Coverage Area	(17.82%)	3146.25
Achieved Net coverage area	(17.82%)	3146.25
BALANCE COVERAGE AREA LEFT	(32.18%)	5680.54
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00)	53266.32
ADDITIONAL FAR		-
Residential FAR		46480.19
Proposed FAR Area		47296.95
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.66)	47311.95
BALANCE FAR AREA	(0.34)	5954.37
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		58277.42

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL BUILDING)	Residential	Multi Dwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	314	4317.50	382	5252.50
Visitor's Car Parking	32	440.00	0	0.00
Total Car	346	4757.50	382	5252.50
TwoWheeler	32	440.00	0	0.00
Total Area	-	5197.50	-	10566.64

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	SubStruc. Addition	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESIDENTIAL BUILDING)	46480.19	220.22	47296.96	58262.42	314.00	1208.96
Total	46480.19	220.22	47296.96	58262.42	314.00	1208.96

FLOORWISE FAR STATEMENT: A (RESIDENTIAL BUILDING)

Name of Floor	Total BUArea	Staircase DeDUCTion	Lift DeDUCTion	Lift M/C DeDUCTion	SubStruc. DeDUCTion	Ramp DeDUCTion	Parking DeDUCTion	Residential FAR Area	SubStruc. Addition	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	227.45	100.27	0.00	127.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eighteenth Floor...	2978.30	0.00	42.75	0.00	0.00	0.00	0.00	2935.55	0.00	2935.55	13.00	589.00
Seventeenth Floo...	2702.94	0.00	42.75	0.00	0.00	0.00	0.00	2660.19	0.00	2660.19	13.00	619.96
Sixteenth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Fifteenth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Fourteenth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Thirteenth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Twelfth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Eleventh Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Tenth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Ninth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Eighth Floor...	2615.42	0.00	42.75	-0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Seventh Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Sixth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Fifth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Fourth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Third Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Second Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
First Floor...	2598.46	0.00	42.75	0.00	0.00	0.00	0.00	2555.71	0.00	2555.71	18.00	0.00
Ground Floor...	3137.44	0.00	42.75	0.00	0.00	0.00	2558.18	0.00	162.85	536.51	0.00	0.00
Basement Floor...	7647.84	0.00	42.75	0.00	131.06	174.00	6922.21	0.00	57.37	280.25	0.00	0.00
Total	58262.42	100.27	855.00	127.19	131.06	174.00	9480.39	46480.19	220.22	47296.96	314.00	1208.96

PARK / OPEN SPACE AREA STATEMENT

PLOT AREA	17755.44 SQM
REQUIRED PARK & OPEN SPACE 10% OF PLOT AREA	1775.54 SQM
PARK / OPEN SPACE-01	1063.72 SQM
PARK / OPEN SPACE-02	711.92 SQM
TOTAL PARK / OPEN SPACE PROVIDED	1775.64 SQM

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Shashidhara. N. R BCC/BL-3.2.3/E-1085/92-93	M/S H V VENTURES PROJECTS PVT LTD. and Others #26, Shankaramutt Road, Basavanagudi, Bengaluru - 560004

OWNER'S NAME:

M/S H V VENTURES PROJETS PVT LTD. Rer. By. BHASKAR T NAGENDRAPPA & SHIVARAM KUMAR MALAKALA

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING Sy.No.186/1, 186/4, 187/1, 187/2 & 187/3, HOODI VILLAGE, K.R.PURAM HOBLI, WARD NO.82, BANGALORE EAST TALUK, MAHADEVAPURA ZONE, BANGALORE.

ARCHITECT:

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93

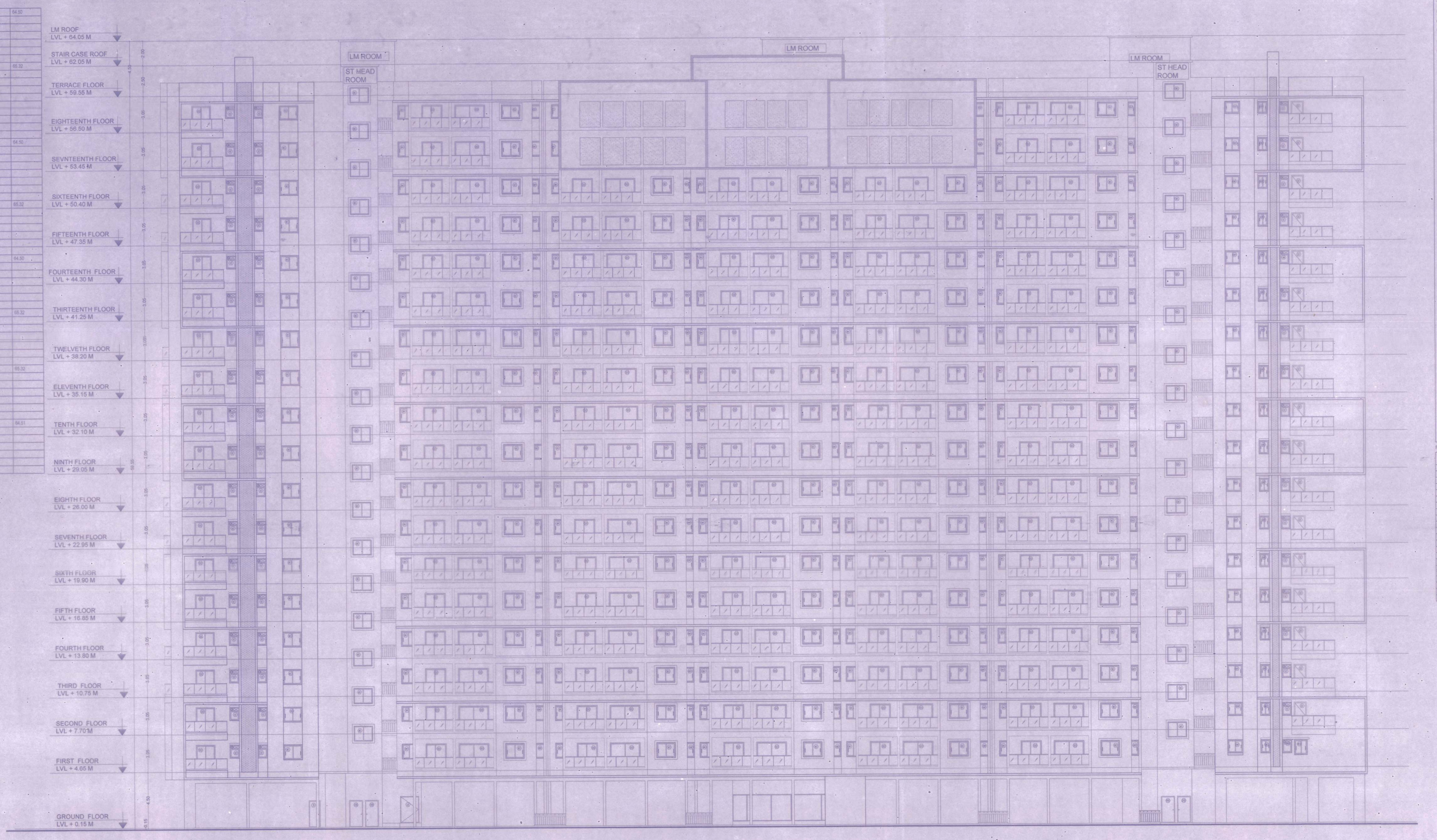
TITLE: SITE PLAN

SCALE-1:200

Sheet - 01 of 11

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
THIRD FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
FOURTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FIFTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SIXTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SEVENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
EIGHTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
NINTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
TENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
ELEVENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
TWELFTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
THIRTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 4.05 X 4	24.72	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FOURTEENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FIFTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SIXTEENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SEVENTEENTH FLOOR	1.75 X 3.40 X 1	5.70	65.32
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 4.08 X 1	5.97	
	1.83 X 4.05 X 1	6.79	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
EIGHTEENTH	53 X 4.08 X 1	5.97	64.51
	83 X 4.05 X 1	6.79	
	51 X 3.40 X 1	4.89	
	53 X 4.05 X 4	24.72	
	75 X 3.20 X 1	5.60	
	53 X 3.55 X 2	10.82	
	53 X 3.75 X 1	5.72	



WEST SIDE ELEVATION

BBMP/Addl.Dir/JD NORTH/0293/15-16

I. Plan is sanctioned subject to the follwing conditions:

1. Sanction is accorded for Proposed Residential Apartment Building at Sy.No.186/1, 186/4, 187/1, 187/2 & 187/3, HOODI VILLAGE, K.R.PURAM HOBLI, WARD NO.82, BANGALORE EAST TALUK, MAHADEVAPURA ZONE, BANGALORE.
   a) Consist of BF+GF+18UF (Eighteen upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floor, Ground Floor & Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary DUCTs for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect/ Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining " OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building code and in the "Criteria for earthquake resistant design of structures" bearing No.IS 1893 - 2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building Bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants /drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons,together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. 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.
34. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
35. 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.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
37. The Owner / Association of the high-rise building shall conDUCT two mock- trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008.
39. If any owner/ builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer/ Supervisor in the first instance,warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
40. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. 10% of Sital area 1775.64 Sqm.Resirved for Park & Open Space Should not be Converted to any other purpose.
42. The area reseryed 101.867 Sqm. For Road widening should be Relinquished to BBMP before obtaining CC.
43. NOC from KSPCB & Defence (HAL) should be Submitted to BBMP before obtaining CC.
44. 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 Karnatakavide ADDENDUM (Hosadaagi hoodike): LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant/ Builder/ Owner/ Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Constructions 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 workplace 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.

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt:04-09-2015

II. FEE DETAILS:

The Applicant has paid Rs.1,76,71,000/- vide reciept No. RE - ifms 331- TP / 000328 dated 08 - 03 - 2016 for the following:

1.	Licence Fees(7710103-233134(already paid vide Reciept No.RE-ifms331-TP/000076 dated 19.11.15)=7476969)	: Rs.74,76,969.00
2.	Ground Rent	: Rs.36,71,477.00
3.	Betterment Charges	
	a) For Building	: Rs.1,16,555.00
	b) For Site	: Rs.3,55,109.00
4.	Security Deposit	: Rs.58,27,742.00
5.	Plan copy & Compound wall charges	: Rs.1,29,000.00
6.	1% Labour Cess Service Charges	: Rs.73,416.00
	TOTAL	: Rs.1,76,70,268.00
	Rounding off Rs.732 TOTAL	Rs.1,76,71,000/-

The Applicant has produced DD No. 837842 dated: 08 - 03 - 2016
Amount Rs.72,68,200/- Bank Kotak Mahindra Bank, Basavanaguide Branch, Bangalore.

7.	Labour Cess	Rs.72,68,188.00
	Rounding off Rs.2 TOTAL	Rs.72,68,200/-

III. NOC DETAILS:

Name of the Statutory Department	Referance No & Date.	Conditions imposed
Fire Force Department	GBC(1)234/2015 dated 20-08-2015	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
Airport Authority of India	AAI/KIA/NOC/854-57 Dated : 08-05-2015	
BESCOM	SE(ELE)/BEC-84/EE(O)/AEE-1/ NOC/14-15/1485-87 Dated : 26-05-2015	
BSNL	AGM(TP)/S-35/2015-16/36 dt@BG-8, dated: 29-04-2015	
SEIAA/MOEF	SEIAA 105 CON 2015 Dated : 29-12-2015	
BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/TA(M)-III/12699/2015-16 Dated : 20-01-2016	
KSPCB	ACKNOWLEDGEMENT COPIES SEEKING ENCLOSED	
DEFENCE	WILL BE PRODUCED BEFORE CC.	

SCHEDULE OF JOINERY:

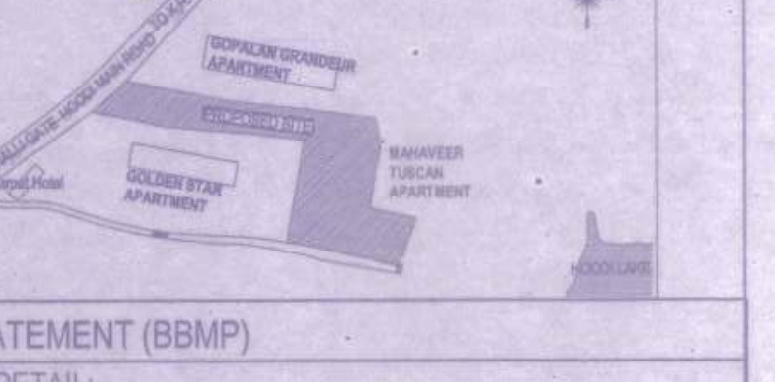
NAME	LENGTH	HEIGHT	NOS.
TD1	0.78	2.10	06
TD2	0.87	2.10	911
D3	0.93	2.10	170
D1	0.93	2.10	05
D2	1.05	2.10	1032
MD	1.15	2.10	152
D4	1.50	2.10	04
MDW	1.55	2.10	108

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W	0.78	1.20	1104
SD1	0.87	2.10	144
W2	1.23	1.50	104
KW1	1.23	1.80	314
W3	1.53	1.50	725
SD2	1.67	2.10	275
GL1	13.66	2.10	01
SD3	2.45	2.10	296
GL	9.55	2.10	03

FLOORWISE FAR STATEMENT: A (RESIDENTIAL BUILDING)

Name of Floor	Total BUArea	Staircase DeDUCTion	Lift DeDUCTion	Lift M/C DeDUCTion	SubStruc. DeDUCTion	Ramp DeDUCTion	Parking DeDUCTion	Residential FAR Area	SubStruc. Addition	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	227.45	100.27	0.00	127.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eighteenth Floor...	2678.30	0.00	42.75	0.00	0.00	0.00	0.00	2635.55	0.00	2635.55	13.00	589.00
Seventeenth Floo...	2702.94	0.00	42.75	0.00	0.00	0.00	0.00	2660.19	0.00	2660.19	13.00	619.96
Sixteenth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Fifteenth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Fourteenth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Thirteenth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Twelfth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Eleventh Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Tenth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Ninth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Eighth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Seventh Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Sixth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Fifth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Fourth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Third Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Second Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
First Floor...	2598.46	0.00	42.75	0.00	0.00	0.00	0.00	2555.71	0.00	2555.71	16.00	0.00
Ground Floor...	3137.44	0.00	42.75	0.00	0.00	0.00	2558.18	0.00	162.85	536.51	0.00	0.00
Basement Floor...	7647.84	0.00	42.75	0.00	131.06	174.00	6922.21	0.00	57.37	280.25	0.00	0.00
Total	58262.42	100.27	855.00	127.19	131.06	174.00	9480.39	46480.19	220.22	47296.96	314.00	1208.96



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0293/15-16		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Proposed Development	Ward:	Ward-82
Nature of Sanction:	New	Plot No Value:	SY.No. 186/1,186/4, 187/1,187/2 & 187/3
Plot Use:	Residential		
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS			SQ.MT.
AREA OF PLOT (Minimum)		(A)	17755.44
DEDUCTION FOR			
	Plot area deDUCTed for Road Widening.		101.87
	Total		101.87
NET AREA OF PLOT (Plot Area considered for COVERAGE)		(B)	17653.57
BALANCE AREA OF PLOT (Considered For Perm.FAR)		(C)	17755.44
MAX. PERMISSIBLE COVERAGE AREA		(50%)	8826.79
	Proposed Coverage Area	(17.82%)	3146.25
	Achieved Net coverage area	(17.82%)	3146.25
BALANCE COVERAGE AREA LEFT		(32.18%)	5680.54
PERMISSIBLE FAR (As per Zoning Regulation 2015)		(3.00)	53266.32
ADDITIONAL FAR		-	-
	Residential FAR		46480.19
	Proposed FAR Area		47296.95
	Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA		(2.66)	47311.95
BALANCE FAR AREA		(0.34)	5954.37
PERMISSIBLE BUILT UP AREA			-
ACHIEVED BUILT UP AREA			58277.42

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Shashidhara. N. R BCC/BL-3.2.3/E-1085/92-93	M/S H V VENTURES PROJECTS PVT LTD. and Others #26, Shankaramutt Road, Basavanagudi, Bengaluru - 560004

OWNER'S NAME:

M/S H V VENTURES PROJETS PVT LTD. Rer. By. BHASKAR T NAGENDRAPPA & SHIVARAM KUMAR MALAKALA

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT BUILDING4 Sy.No.186/1, 186/4, 187/1, 187/2 & 187/3 HOODI VILLAGE, K.R.PURAM HOBLI, WARD NO.82, BANGALORE EAST TALUK, MAHADEVAPURA ZONE, BANGALORE.

ARCHITECT:

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL BUILDING)	Residential	MultiDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	314	4317.50	382	5252.50
Visitor's Car Parking	32	440.00	0	0.00
Total Car	346	4757.50	382	5252.50
TwoWheeler	32	440.00	0	0.00
Total Area	-	5197.50	-	10566.64

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	SubStruc. Addition	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESIDENTIAL BUILDING)	46480.19	220.22	47296.96	58262.42	314.00	1208.96
Total	46480.19	220.22	47296.96	58262.42	314.00	1208.96

PARK / OPEN SPACE AREA STATEMENT

PLOT AREA	17755.44 SQM
REQUIRED PARK & OPEN SPACE 10% OF PLOT AREA	1775.54 SQM
PARK / OPEN SPACE-01	1063.72 SQM
PARK / OPEN SPACE-02	711.92 SQM
TOTAL PARK / OPEN SPACE PROVIDED	1775.64 SQM

ಮೂಲ ಪ್ರತಿ :

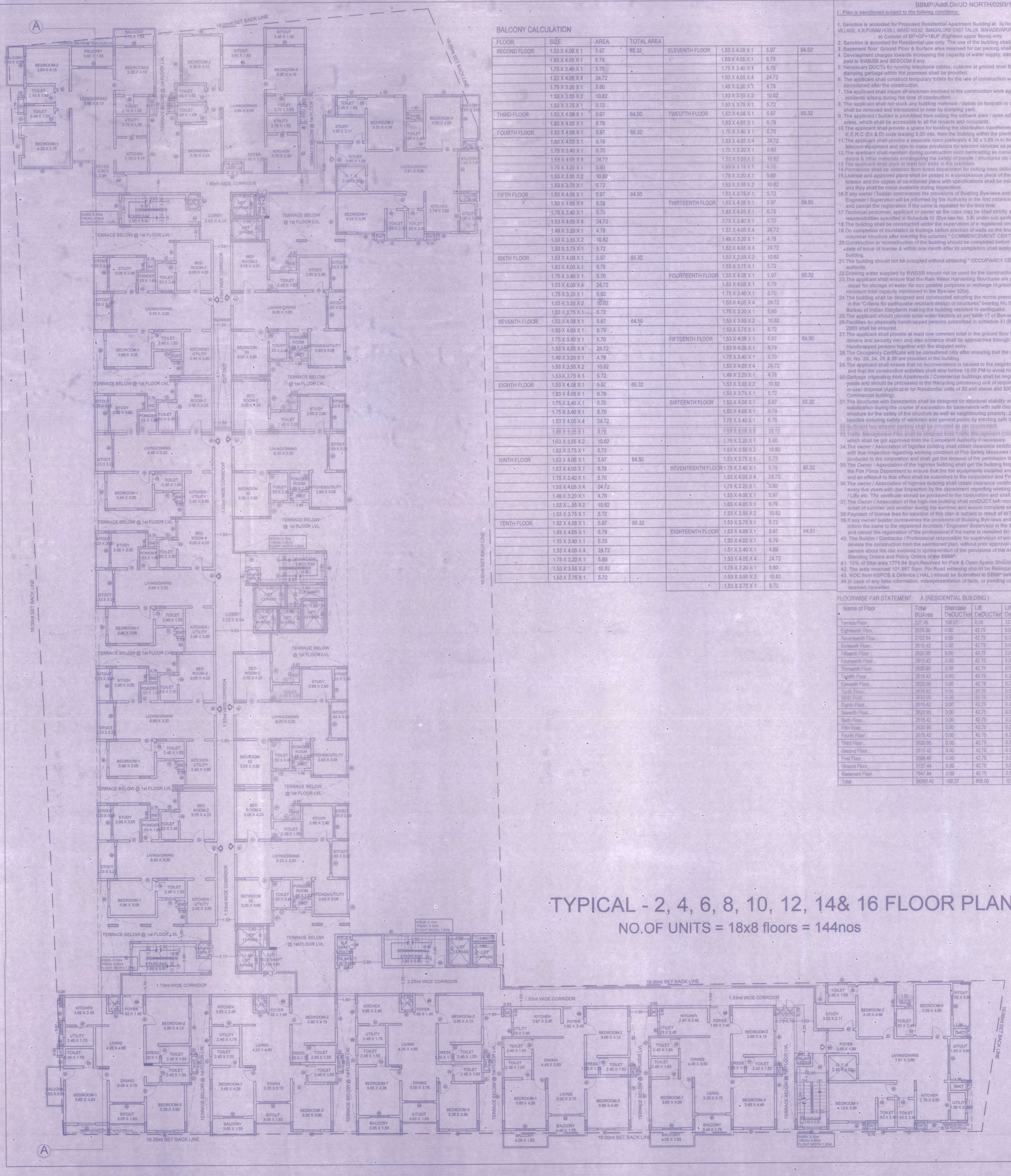
ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 29/01/16ರ
ಮೇರೆಗೆ ಜಂ.ನಿ.ನ.ಯೋ.(ಉ)/(~~ದ~~) ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ 0293/15-16
ದಿನಾಂಕ: 26/05/16 ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನಯ ವಿಧಿಸಲಾಗಿರುವ
ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 26/05/2016
ರಿಂದ: 25/05/2018 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)
26/5/16
ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
26/5 26/05/16 26/05/16

N

TITLE: WEST SIDE ELEVATION.

SCALE-1:100

Sheet - 11 of 11



TYPICAL - 2, 4, 6, 8, 10, 12, 14& 16 FLOOR PLAN

NO.OF UNITS = 18x8 floors = 144nos

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
THIRD FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
FOURTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FIFTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SIXTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SEVENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
EIGHTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
NINTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
TENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	

ELEVENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
TWELFTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
THIRTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 4.05 X 4	24.72	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FOURTEENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
FIFTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.50
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.49 X 3.20 X 1	4.78	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SIXTEENTH FLOOR	1.53 X 4.08 X 1	5.97	65.32
	1.83 X 4.05 X 1	6.79	
	1.75 X 3.40 X 1	5.70	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
SEVENTEENTH FLOOR	1.75 X 3.40 X 1	5.70	65.32
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 4.08 X 1	5.97	
	1.83 X 4.05 X 1	6.79	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	
EIGHTEENTH FLOOR	1.53 X 4.08 X 1	5.97	64.51
	1.83 X 4.05 X 1	6.79	
	1.51 X 3.40 X 1	4.89	
	1.53 X 4.05 X 4	24.72	
	1.75 X 3.20 X 1	5.60	
	1.53 X 3.55 X 2	10.82	
	1.53 X 3.75 X 1	5.72	

BBMP/Addl.Dir/JD NORTH/0293/15-16

I . Plan is sanctioned subject to the follwing conditions:

1. Sanction is accorded for Proposed Residential Apartment Building at Sy.No.186/1, 186/4, 187/1, 187/2 & 187/3 , HOODI VILLAGE, K.R.PURAM HOBLI, WARD NO.82, BANGALORE EAST TALUK, MAHADEVAPURA ZONE, BANGALORE.
   a) Consist of BF+GF+18UF (Eighteen upper floors) only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floor, Ground Floor & Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary DUCTs for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect/ Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining " OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building code and in the "Criteria for earthquake resistant design of structures" bearing No.IS 1893 - 2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building Bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants /drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. 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.
34. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
35. 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.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
37. The Owner / Association of the high-rise building shall conDUCT two mock- trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008.
39. If any owner/ builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer/ Supervisor in the first instance,warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
40. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. 10% of Sital area 1775.64 Sqm.Resirved for Park & Open Space Should not be Converted to any other purpose.
42. The area reserved 101.867 Sqm. For Road widening should be Relinquished to BBMP before obtaining CC.
43. NOC from KSPCB & Defence (HAL) should be Submitted to BBMP before obtaining CC.
44. 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 (Hosadaagi hoodike): LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant/ Builder/ Owner/ Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Constructions 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 workplace 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.

As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt:04-09-2015

II. FEE DETAILS:

The Applicant has paid Rs.1,76,71,000/- vide reciept No. RE - ifms 331- TP / 000328 dated: 08 - 03 - 2016 for the following:-

1.	Licence Fees(7710103-233134(already paid vide Reciept No.RE-ifms331-TP/000076 dated 19.11.15)=7476969)	: Rs.74,76,969.00
2.	Ground Rent	: Rs.36,71,477.00
3.	Betterment Charges	
	a) For Building	: Rs.1,16,555.00
	b) For Site	: Rs.3,55,109.00
4.	Security Deposit	: Rs.58,27,742.00
5.	Plan copy & Compound wall charges	: Rs.1,29,000.00
6.	1% Labour Cess Service Charges	: Rs.73,416.00
	TOTAL	: Rs.1,76,70,268.00
	Rounding off Rs.732 TOTAL	Rs.1,76,71,000/-

The Applicant has produced DD No. 837842 dated: 08 - 03 - 2016
Amount Rs.72,68,200/- Bank Kotak Mahindra Bank, Basavanaguide Branch, Bangalore.

7.	Labour Cess	Rs.72,68,188.00
	Rounding off Rs.2 TOTAL	Rs.72,68,200/-

III. NOC DETAILS:

Name of the Statutory Department	Referance No & Date	Conditions imposed
Fire Force Department	GBC(1)234/2015 dated 20-08-2015	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
Airport Authority of India	AAI/KIA/NOC/854-57 Dated : 08-05-2015	
BESCOM	SE(ELE)/BEC-84/EE(O)/AEE-1/ NOC/14-15/1485-87 Dated : 26-05-2015	
BSNL	AGM(TP)/S-35/2015-16/36 dt@BG-8, dated: 29-04-2015	
SEIAA/MOEF	SEIAA 105 CON 2015 Dated : 29-12-2015	
BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/TA(M)-III/12699/2015-16 Dated : 20-01-2016	
KSPCB	ACKNOWLEDGEMENT COPIES SEEKING ENCLOSED	
DEFENCE	WILL BE PRODUCED BEFORE CC	

SCHEDULE OF JOINERY:

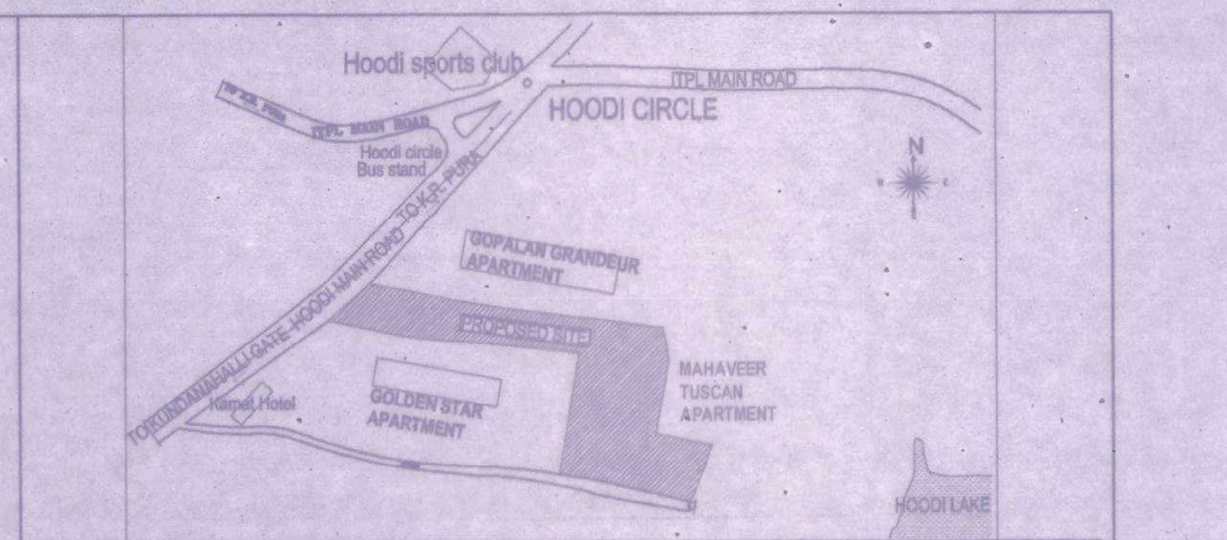
NAME	LENGTH	HEIGHT	NOS.
TD1	0.78	2.10	06
TD2	0.87	2.10	911
D3	0.93	2.10	170
D1	0.93	2.10	05
D2	1.05	2.10	1032
MD	1.15	2.10	152
D4	1.50	2.10	04
MDW	1.55	2.10	108

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W	0.78	1.20	1104
SD1	0.87	2.10	144
W2	1.23	1.50	104
KW1	1.23	1.80	314
W3	1.53	1.50	725
SD2	1.67	2.10	275
GL1	13.86	2.10	01
SD3	2.45	2.10	296
GL	9.55	2.10	03

FLOORWISE FAR STATEMENT: A (RESIDENTIAL BUILDING)

Name of Floor	Total BUArea	Staircase DeDUCTion	Lift DeDUCTion	Lift M/C DeDUCTion	SubStruc. DeDUCTion	Ramp DeDUCTion	Parking DeDUCTion	Residential FAR Area	SubStruc. Addition	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Terrace Floor...	227.45	100.27	0.00	127.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eighteenth Floor...	2678.30	0.00	42.75	0.00	0.00	0.00	0.00	2635.55	0.00	2635.55	13.00	589.00
Seventeenth Floo...	2702.94	0.00	42.75	0.00	0.00	0.00	0.00	2660.19	0.00	2660.19	13.00	619.96
Sixteenth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Fifteenth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Fourteenth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Thirteenth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Twelfth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Eleventh Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Tenth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Ninth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Eighth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Seventh Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Sixth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Fifth Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Fourth Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
Third Floor...	2620.95	0.00	42.75	0.00	0.00	0.00	0.00	2578.20	0.00	2578.20	18.00	0.00
Second Floor...	2615.42	0.00	42.75	0.00	0.00	0.00	0.00	2572.67	0.00	2572.67	18.00	0.00
First Floor...	2598.46	0.00	42.75	0.00	0.00	0.00	0.00	2555.71	0.00	2555.71	18.00	0.00
Ground Floor...	3137.44	0.00	42.75	0.00	0.00	0.00	2558.18	0.00	162.85	536.51	0.00	0.00
Basement Floor...	7647.84	0.00	42.75	0.00	131.06	174.00	6922.21	0.00	57.37	280.25	0.00	0.00
Total	58262.42	100.27	855.00	127.19	131.06	174.00	9480.39	46480.19	220.22	47296.96	314.00	1208.96


Hoodi circle
HOODI CIRCLE
Bus stand
TOKUNDANAHALLI GATE HOODI MAIN ROAD TO K.R. PURAM
GOPALAN GRANDEUR APARTMENT
PROPOSED SITE
Kamat Hotel
GOLDEN STAR APARTMENT
MAHAVEER TUSCAN APARTMENT
HOODI LAKE

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0293/15-16		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Proposed Development	Ward:	Ward-82
Nature of Sanction:	New	Plot No Value:	SY.No. 186/1,186/4, 187/1,187/2 & 187/3
Plot Use:	Residential		
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	17755.44
DEDUCTION FOR		
Plot area deDUCTed for Road Widening.		101.87
Total		101.87
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	17653.57
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	17755.44
MAX. PERMISSIBLE COVERAGE AREA	(50%)	8826.79
Proposed Coverage Area	(17.82%)	3146.25
Achieved Net coverage area	(17.82%)	3146.25
BALANCE COVERAGE AREA LEFT	(32.18%)	5680.54
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00)	53266.32
ADDITIONAL FAR	-	-
Residential FAR		46480.19
Proposed FAR Area		47296.95
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.66)	47311.95
BALANCE FAR AREA	(0.34)	5954.37
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		58277.42

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
Shashidhara. N. R BCC/BL-3.2.3/E-1085/92-93	M/S H V VENTURES PROJECTS PVT LTD. and Others #26, Shankaramutt Road, Basavanagudi, Bengaluru - 560004

OWNER'S NAME:
M/S H V VENTURES PROJETS PVT LTD. Rer. By. BHASKAR T NAGENDRAPPA & SHIVARAM KUMAR MALAKALA

PROJECT DESCRIPTION::
PROPOSED RESIDENTIAL APARTMENT BUILDING4 Sy.No.186/1, 186/4, 187/1, 187/2 & 187/3 HOODI VILLAGE, K.R.PURAM HOBLI, WARD NO.82, BANGALORE EAST TALUK, MAHADEVAPURA ZONE, BANGALORE.

ARCHITECT:
Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL BUILDING)	Residential	MultiDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	314	4317.50	382	5252.50
Visitor's Car Parking	32	440.00	0	0.00
Total Car	346	4757.50	382	5252.50
TwoWheeler	32	440.00	0	0.00
Total Area	-	5197.50	-	10566.64

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	SubStruc. Addition	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESIDENTIAL BUILDING)	46480.19	220.22	47296.96	58262.42	314.00	1208.96
Total	46480.19	220.22	47296.96	58262.42	314.00	1208.96

PARK / OPEN SPACE AREA STATEMENT

PLOT AREA	17755.44 SQM
REQUIRED PARK & OPEN SPACE 10% OF PLOT AREA	1775.54 SQM
PARK / OPEN SPACE-01	1063.72 SQM
PARK / OPEN SPACE-02	711.92 SQM
TOTAL PARK / OPEN SPACE PROVIDED	1775.64 SQM

ಮೂಲ ಪ್ರತಿ :

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 29/01/16 ರ
ಮೇರೆಗೆ ಜಂ.ನಿ.ನ.ಯೋ.(ಉ)/(ದ) ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ 0293/15-16
ದಿನಾಂಕ 26/05/16 ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ವಯ ವಿಧಿಸಲಾಗಿರುವ
ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 26/05/2016
ರಿಂದ: 25/05/2018 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

26/5/16
ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
26/5/16 26/05/16 26/05/16

TITLE:
TYPICAL - 2, 4, 6, 8, 10, 12, 14& 16 FLOOR PLAN

SCALE-1:125

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