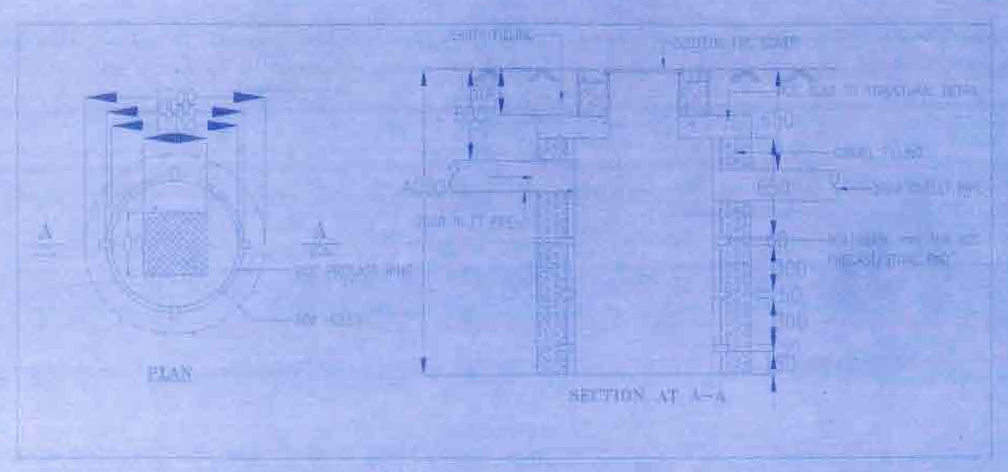
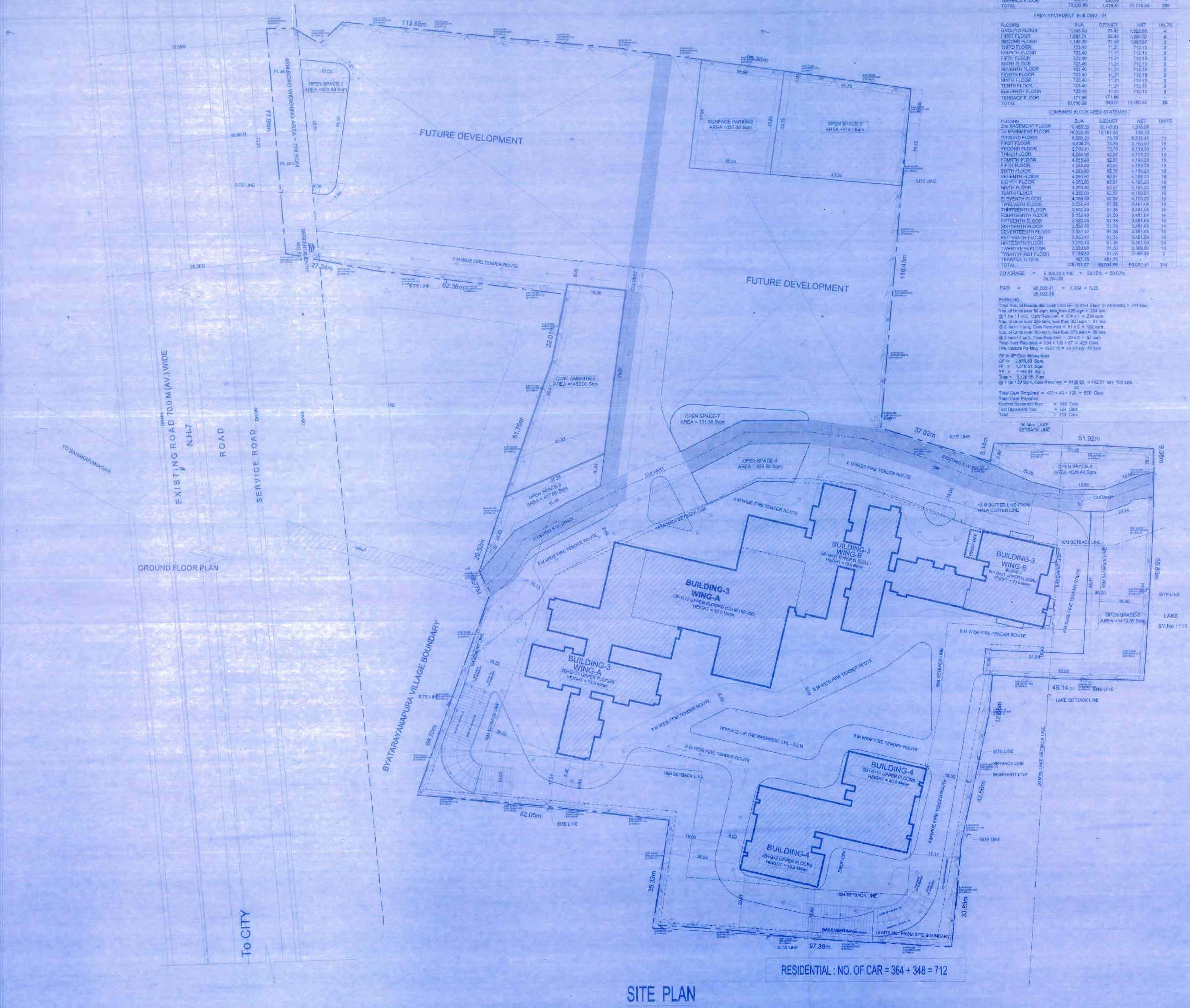


RAIN HARVESTING SUMP (SCALE : NTS)



SITE PLAN

Residential Development
Building - 3 & Building - 4

As per Development plan Approved. Site Area	=	47,498.58 Sqm. (11 A, 29.50 G)
Kharab Area	=	717.20 Sqm. (7 G)
Total Site Area	=	46,782.38 Sqm. (11 A, 22.50 G)
Deduct Road Widening Area	=	778.00 Sqm.
Net Site Area Considered for Development	=	46,004.38 Sqm.

Site Area Considered for Residential Development = 7 Acres 12.40 Guntas = 29,574.38 Sqm.

Net Site Area for Residential Development - E	=	29,574.38 Sqm. (7 A, 12.40 G)
Area of Nala (Station SY as per actuals) - E1	=	1,199.42 Sqm.
Park & Open spaces @ 10% of E - Required	=	2957.44 Sqm.
Park & Open spaces Provided - H = 10.78%	=	3182.53 Sqm.
Civic Amenities space @ 5% of E	=	1478.72 Sqm.
Civic Amenities space Provided - J = 5.01%	=	1482.00 Sqm.
Net Site Area for FAR = E - J	=	28,092.38 Sqm.

AREA STATEMENT BUILDING - 03

FLOORS	BUA	DEDUCT	NET	UNITS
GROUND FLOOR	4,941.23	51.36	4,889.87	7
FIRST FLOOR	4,469.04	51.36	4,417.68	14
SECOND FLOOR	4,687.92	51.36	4,636.56	14
THIRD FLOOR	3,532.40	51.36	3,481.04	14
FOURTH FLOOR	3,532.40	51.36	3,481.04	14
FIFTH FLOOR	3,532.40	51.36	3,481.04	14
SIXTH FLOOR	3,532.40	51.36	3,481.04	14
SEVENTH FLOOR	3,532.40	51.36	3,481.04	14
EIGHTH FLOOR	3,532.40	51.36	3,481.04	14
NINTH FLOOR	3,532.40	51.36	3,481.04	14
TENTH FLOOR	3,532.40	51.36	3,481.04	14
ELEVENTH FLOOR	3,532.40	51.36	3,481.04	14
TWELVETH FLOOR	3,532.40	51.36	3,481.04	14
THIRTEENTH FLOOR	3,532.40	51.36	3,481.04	14
FOURTEENTH FLOOR	3,532.40	51.36	3,481.04	14
FIFTEENTH FLOOR	3,532.40	51.36	3,481.04	14
SIXTEENTH FLOOR	3,532.40	51.36	3,481.04	14
SEVENTEENTH FLOOR	3,532.40	51.36	3,481.04	14
EIGTEENTH FLOOR	3,532.40	51.36	3,481.04	14
NINTEENTH FLOOR	3,532.40	51.36	3,481.04	14
TWENTYETH FLOOR	2,620.98	51.36	2,569.60	10
TWENTYFIRST FLOOR	2,136.82	51.36	2,085.46	2
TERRACE FLOOR	295.89	295.89	-	-
TOTAL	79,203.86	1,425.81	77,776.05	285

AREA STATEMENT BUILDING - 04

FLOORS	BUA	DEDUCT	NET	UNITS
GROUND FLOOR	1,345.30	22.42	1,322.88	4
FIRST FLOOR	1,367.74	22.42	1,345.32	4
SECOND FLOOR	1,105.39	22.42	1,082.97	3
THIRD FLOOR	723.40	11.21	712.19	2
FOURTH FLOOR	723.40	11.21	712.19	2
FIFTH FLOOR	723.40	11.21	712.19	2
SIXTH FLOOR	723.40	11.21	712.19	2
SEVENTH FLOOR	723.40	11.21	712.19	2
EIGHTH FLOOR	723.40	11.21	712.19	2
NINTH FLOOR	723.40	11.21	712.19	2
TENTH FLOOR	723.40	11.21	712.19	2
ELEVENTH FLOOR	723.40	11.21	712.19	2
TERRACE FLOOR	171.86	171.86	-	-
TOTAL	10,500.59	340.01	10,160.58	29

COMBINED BLOCK AREA STATEMENT

FLOORS	BUA	DEDUCT	NET	UNITS
2nd BASEMENT FLOOR	19,465.89	18,147.61	1,318.28	-
1st BASEMENT FLOOR	18,328.23	18,181.53	146.70	-
GROUND FLOOR	6,286.23	73.78	6,212.45	11
FIRST FLOOR	5,836.78	73.78	5,763.00	18
SECOND FLOOR	5,793.31	73.78	5,719.53	17
THIRD FLOOR	4,255.80	62.57	4,193.23	16
FOURTH FLOOR	4,255.80	62.57	4,193.23	16
FIFTH FLOOR	4,255.80	62.57	4,193.23	16
SIXTH FLOOR	4,255.80	62.57	4,193.23	16
SEVENTH FLOOR	4,255.80	62.57	4,193.23	16
EIGHTH FLOOR	4,255.80	62.57	4,193.23	16
NINTH FLOOR	4,255.80	62.57	4,193.23	16
TENTH FLOOR	4,255.80	62.57	4,193.23	16
ELEVENTH FLOOR	4,255.80	62.57	4,193.23	16
TWELVETH FLOOR	3,532.40	51.36	3,481.04	14
THIRTEENTH FLOOR	3,532.40	51.36	3,481.04	14
FOURTEENTH FLOOR	3,532.40	51.36	3,481.04	14
FIFTEENTH FLOOR	3,532.40	51.36	3,481.04	14
SIXTEENTH FLOOR	3,532.40	51.36	3,481.04	14
SEVENTEENTH FLOOR	3,532.40	51.36	3,481.04	14
EIGTEENTH FLOOR	3,532.40	51.36	3,481.04	14
NINTEENTH FLOOR	3,532.40	51.36	3,481.04	14
TWENTYETH FLOOR	2,620.98	51.36	2,569.60	10
TWENTYFIRST FLOOR	2,136.82	51.36	2,085.46	2
TERRACE FLOOR	467.75	467.75	-	-
TOTAL	128,097.37	38,094.96	90,002.41	314

COVERAGE = 6,286.23 x 100 / 28,384.96 = 22.15% < 50.00%

FAR = 90,002.41 / 28,092.38 = 3.204 < 3.25

PARKING:
Total Nos. of Residential Units from GF to 21st Floor in All Blocks = 314 Nos.
Nos. of Units over 50 sqm, less than 225 sqm = 234 nos
@ 1 car / 1 unit, Cars Required = 234 x 1 = 234 cars
Nos. of Units over 225 sqm, less than 300 sqm = 51 nos
@ 2 cars / 1 unit, Cars Required = 51 x 2 = 102 cars
Nos. of Units over 300 sqm, less than 375 sqm = 29 nos.
@ 3 cars / 1 unit, Cars Required = 29 x 3 = 87 cars
Total Cars Required = 234 + 102 + 87 = 423 Cars
10% Visitors Parking = 423 / 10 = 42.30 say 43 cars

GF to SF Club House Area
GF = 2,956.50 Sqm.
FF = 1,016.61 Sqm.
SF = 1,155.64 Sqm.
Total = 5,128.65 Sqm.
@ 1 car / 50 Sqm. Cars Required = 5128.65 / 50 = 102.57 say 103 cars

Total Cars Required = 423 + 43 + 103 = 569 Cars
Total Cars Provided
Second Basement floor = 348 Cars
First Basement floor = 364 Cars
Total = 712 Cars

Plan Sanction Conditions

Conditions:

1. Sanction is accorded for the proposed Residential Apartment Building.
   a) Construction of 2 BF+GF+21 UF (Twenty one 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. 2 Basement floors 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 before 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 and shall not resume the work earlier to 7.00 AM to avoid hindrance during late hours and early morning 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 50 k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. The NOC from KSPCB / State Level Environment Impact Assessment Clearance (SEIAC) / The Ministry of Environmental and Forest (MOEF) should be taken before commencement of work if applicable.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35. The owner / association of high-rise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
36. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
37. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
38. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
39. Payment of license fees for sanction of this plan is subject to result of W.P.No. 49066/2008 & 29914/2008.
40. Improvement Charges for the property should be paid as decided by the BBMP in future.
41. Permission has to be obtained from Chief Engineer (Storm Water Drain) to construct Cross Over Bridge across the Nala as per Development Plan before Commencement of Work.
42. The Applicant / Developer shall construct the Cross Over Bridge across the Nala as per the approved Development at their own cost and the design of the Cross Over Bridge should be approved by Chief Engineer (Storm Water Drain).
43. The NOC from SEIAA and Jakkur Flying Training School should be submitted before obtaining Commencement Certificate.
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) Letter No. LD/95/LET/2013, dated: 01-04-2013

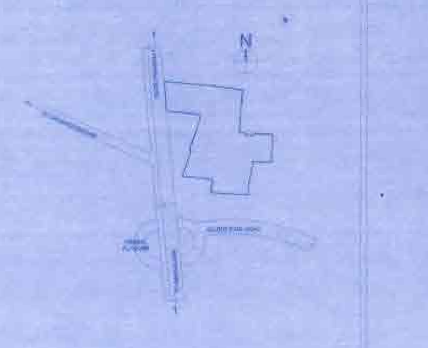
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration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

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

III. The Applicant has paid the vide fee Receipt No. [illegible] Dated [illegible] on the following:

1	Ground Rent	Rs. [illegible]
2	Betterment Charges	
	a) For Building	Rs. [illegible]
3	Security Deposit	Rs. [illegible]
4	License Fees	Rs. [illegible]
5	Ciple Charges	Rs. [illegible]
6	Compound Wall Fees	Rs. [illegible]
7	1% Service Charges on Labour Cess	Rs. [illegible]
	TOTAL	Rs. 2,77,77,382/-
	SAY Rs.	Rs. 2,77,78,000/-
8	Labour Cess	Rs. [illegible]

BUILDING - 3 & 4



LOCATION PLAN (SCALE : NTS)

SCHEDULE OF OPENINGS

TYPE	SIZE	LOCATION	DESCRIPTION
FS	[illegible]	STAIRCASE	FIRE RATED DOOR
FHC	[illegible]	FHC	FIRE RATED DOOR
GD	[illegible]	LIFT LOBBY DOOR	GLASS DOOR
D0	[illegible]	CLUB, SPA, GYM	GLASS DOOR
D1	[illegible]	ENT. DOOR	PANELED DOOR
D2	[illegible]	BEDROOM	GLASS DOOR
D3	[illegible]	TOILET	FLUSH DOOR
D4	[illegible]	MAID'S ROOM	FLUSH DOOR
D5	[illegible]	TOILET MAID'S	FLUSH DOOR
SD1	[illegible]	BEDROOM	AL. GLAZED WINDOW
SD2	[illegible]	BEDROOM	AL. GLAZED WINDOW
SD3	[illegible]	BEDROOM	AL. GLAZED WINDOW
SD4	[illegible]	BEDROOM	AL. GLAZED WINDOW
W1	4.00X1.80	BEDROOM	AL. GLAZED WINDOW
W2	[illegible]	BEDROOM	AL. GLAZED WINDOW
W3	[illegible]	BEDROOM	AL. GLAZED WINDOW
W4	1.20X1.80	BEDROOM	AL. GLAZED WINDOW
W5	[illegible]	BEDROOM	AL. GLAZED WINDOW
V	[illegible]	TOILET	VENTILATOR

OWNER'S SIGNATURE

GPA HOLDER
CENTURY REAL ESTATE HOLDINGS PVT.LTD

ARCHITECT'S SIGNATURE

JAYANT VATHA
(BCC/BL-3.6 A 1665/07-08)

BBMP SANCTION DRAWING

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT FOR CENTURY REAL ESTATE HOLDINGS PVT. LTD AT BBMP KHATA NO. - 853/1/107/2,3/108/1,116/2,3 & KHATA NO. 418/18/6,7,8,9 & 19 & 1,4,5,6,107/1, 116/1, 117/3, 121, 118/2 ON SY NO 107/2, 116/2, 107/3, 116/3, 108/1, 116/1, 117/3, 107/1,121 PART &118/2 (P) OF AMRUTHAHALLI VILLAGE, SY NO. 18/6, 18/7, 18/8, 18/9, 19/1, 19/4, 19/5, 19/6 OF BYATARAYANAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK

DRAWING TITLE: SITE PLAN			N
DRAWING NO		SCALE 1 : 500	DATE 25.04.2013
DRAWN PHILIP		CHECKED	SHABBIR
SHEET NO. 01			

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