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BOUNDARY LINE	
SETBACK LINE	
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RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT

TOTAL SITE AREA AS PER DOCUMENTS (15A 19G) = 62924.43 sq mt

AREA LOST IN EXISTING ROAD = 686.369 Sqmt

AREA LOST IN OTHER ENCROACHMENT = 384.45 Sqmt

PHYSICAL AREA OF SITE = 61553.42 Sqmt

10% AREA RESERVED FOR PARK & OPEN SPACES = 6155.43 Sqmt

5% AREA RESERVED FOR CIVIC AMENITIES = 3077.7 Sqmt

AREA CONSIDERED FOR RESIDENTIAL DEVELOPMENT (95% OF SITE AREA)

= 61553.42 - 3077.71 = 58475.71 Sqmt (FOR F.A.R)

58475.71 Sqmt (FOR COVERAGE)

FAR ON 95% OF SITE AREA	FAR ALLOWED = 2.25	131425.32 / 58475.71	= 2.2675 < 2.25
	FAR ACHIEVED = 2.2475		
COVERAGE ALLOWED = 55%	10430.42 / 58475.71	X 100 = 19.18 % < 55%	
COVERAGE ACHIEVED = 19.18%			
TOTAL BUILT UP AREA	183647.17 SMT	SETBACK ALLROUND	16.00M
DEDUCTION AREA FOR F.A.R	51621.84 SMT	PERMISSIBLE HEIGHT OF THE BLDG =	65MT
NET F.A.R AREA	131425.32 SMT	ACHIEVED HEIGHT OF THE BLDG =	60.85 MT

(ROW HOUSE) FLATS ARE MORE THAN 225 SMT
BUT LESS THAN 325 SMT = 17 UNITS = 17X02 = 34 CARS
FLATS ARE LESS THAN 225 SMT = 509 UNITS = 912 CARS } = 946 CARS

10% OF VISITORS CARS = 85 CARS

FOR CLUB HOUSE AREA CAR REQUIRED = 2000.72/50 = 69 CARS

TOTAL NO OF CARS = 1064 CARS

CAR PARKING REQUIRED = 1064 CARS
CAR PARKING PROVIDED = 1259 CARS

3rd BASUMENT FLOOR PARKING = 465 CARS
2nd BASEMENT FLOOR PARKING = 454 CARS
1st BASEMENT FLOOR PARKING = 205 CARS
SURFACE PARKING (VISITORS PARKING) = 112 CARS

NO. OF EWS UNIT REQUIRED = 10% OF TOTAL UNIT (929) = 93 NOS.

NO. OF EWS UNIT PROVIDED = 148 NOS.

AREA EARMARKED TOWARDS		AREA EARMARKED TOWARDS	
10% OF PARK/OPEN SPACES		5% OF CIVIC AMENITIES	
AS PER PLAN	AS PER ZR	AS PER PLAN	AS PER ZR
TOTAL 6155.43 sqmt (10.00%)	6155.43 sqmt (10.00%)	TOTAL 3077.71 Sqmt (5.00%)	3077.71 Sqmt (5.00%)

1 SITE PLAN
SCALE 1:500

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

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
a) Construction of Block 1 Wing 1 to 4 & 6 & 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use
3) 30% of total Built up area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards accessing 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, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall ensure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not block any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearer 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 lift for stretcher, the destruction from floors & associated equipment as per K.E.R.C (Ele & Di) code leaving 3.00 mts from the build-ng within the premises.
11) The applicant shall provide a separate room protrusing 4.50 x 3.05 m in the basement for installation of sanitary equipment and also to make provisions for telecom services as per Bye-law No. 29.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc in & around the site.
13) The applicant shall plant at least two trees in the premises
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specification shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Assistant Engineer / Superviser 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) Electrical service connection, applicant / owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section (vi-f) (a) to (k).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or basings before erection of walls on the foundation and in the case of concrete structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of licence & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a)
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS: 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 26 for the building.
26) Ramps for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws, 2003 shall be adhered.
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 SI. Nos. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06:00 PM to avoid disturbance during the hours.
30) Garbage disposing from Apartments / Commercial buildings shall be segregated into organic and inorganic wastes and should be processed in the Recycling processing unit required capacity as per for its service / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil retention during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The clearance / Establishment from the Ministry of Environmental and Forest (MoEF) / SEIAA / SEIAA (KSPCB) should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Manage- ent Plan shall be prepared from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR certificate / could be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire exclusively installed are in good and workable condition, and an affidavit to that effect shall be submitted to the concerned – and Fire Force Department every year.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall exercise two mock – drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority, while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (T.E.4)LAV-CW-(E) Vikas, Audit, Corporations, 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 satisfactorily 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 employed by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the Builders / contractors 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.

B. BCC Details

Sl. No.	Name of the Agency / Dept.	Remarks	Conditions if imposed
1	Fire Force Department	FAC (S) 166/2013 dt. 03/05/2014	As the scheme are proposed in one letter issued by the Deputy Dirty
2	Airport Authority of India	Acknowledgement dt. 17-11-2014	
3	KSPCB	Acknowledgement dt. 29-11-2013	
4	BESCOM	BESCOM, DE, Com, 2013-14, dt. 05/05/2014	
5	BWSSB	Acknowledgement dt. 04-06-2014	
6	BSNL	AE (E) BNG-HEBBAL-I-I-4/Estt-31 dt. 22-02-2014	
7	BSNL	AGM (TP-I) 6/253-14/09/242/DE (E) BW-II & III / 11-2013	
8	Development Plan approval	BDA/TP(NA)/CP-44-13-14/Part/13-14 dt. 21-04-2014	
9	Change of Land Use (CLU)	BDA/TP(NA)/CLU/2013-14/1535/13-14 dt. 22-10-2013	

C. The Applicant has paid the fee vide Receipt No. TP/JDTP/SUT/0/12614-15/May/0625 dated: 20.05.2014 for the following:

1	Licence Fee	1,46,00,000-00
2	Ground Rent	74,84,160-00
3	Betterment Charges	
	a. For Block-I &	3,86,924-00
	b. For Site +	46,16,804-00
4	Security Deposit	1,82,01,520-00
5	Plan scrutiny & Compound wall charges	5,03,800-00
6	1% Labour Cess for Administrative charges	1,82,015-00
	TOTAL	4,84,89,224-00
		SAY Rs. 4,85,00,000/-

(Rupees Four crores Eighty lakhs only)

7 Labour Cess Rs. 1,95,06,200/- vide D.D No. 23661/E dt.20-05-2014, A2/3 Bank BANGALORE Branch.

NOTE: 1) The payment for payment of Plan & Cess Scrutiny Fee of Rs. 5,03,800/- is subject to condition the High Court Order W.P. No. 25231/2010 (LB-BMP), however this is subject to condition the refund if it is not held in favour of the Corporation in the ultimate result of the case.

2) Payment towards fee for sanction of this plan is subject to realisation of D.D. No. 4906-2006 & 23663/2014.

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OWNER'S SIGNATURE

SIGN. H.R. Chandrashekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARBISANAHALLI,
BANGALORE - 560 103, INDIA.
TEL : 49329000
E-mail: archi@s@sobha.com

DEALT BY: LAKSHMI	SCALE : 1:500
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 01
	REV.NO.

JOB TITLE

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

DRAWING TITLE

SITE PLAN

SHEET NO : 01

2 LOCATION PLAN
SCALE NTS

3 RECHARGE PIT DETAILS
NTS

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RESIDENTIAL DEVELOPEMENT PLAN AREA STATEMENT

TOTAL SITE AREA AS PER DOCUMENTS =(15A-19G) = 62524.43 sq mt

AREA LOST IN EXISTING ROAD = 666.969 Sqmt

AREA LOST IN OTHER ENCROACHMENT = 384.46 Sqmt

PHYSICAL AREA OF SITE = 61553.42 Sqmt

10% AREA RESERVED FOR PARK & OPEN SPACES = 6155.43 Sqmt

5% AREA RESERVED FOR CIVIC AMENITIES = 3077.71 Sqmt

AREA CONSIDERED FOR RESIDENTIAL DEVELOPMENT (95% OF SITE AREA)

= 61553.42 - 3077.71 = 58475.71 Sqmt (FOR FAR)
58475.71 Sqmt (FOR COVERAGE)

FAR ON 90% OF SITE AREA — FAR ALLOWED = 2.25 — 131495.92 = 2.22475 < 2.25
FAR ACHIEVED = 2.2475 — 58475.71

COVERAGE ALLOWED = 55% — 32150.42
COVERAGE ACHIEVED = 18.18% — 58475.71 — X 100 = 18.18 % < 55%

TOTAL BUILT UP AREA = 130967.17 SMT — SETBACK ALLROUND = 15.00M
DEDUCTION AREA FOR F.A.R = 4604.84 SMT — PERMISSIBLE HEIGHT OF THE BLDG = 45MT
NET F.A.R AREA = 131426.32 SMT — ACHIEVED HEIGHT OF THE BLDG = 66.55 MT

(ROWHOUSE) FLATS ARE MORE THAN 225 SMT
BUT LESS THAN 325 SMT = 17 UNITS = 17X2 = 34 CARS
FLATS ARE LESS THAN 225 SMT = 938 UNITS = 512 CARS
= 546 CARS

10% OF VISITORS CARS = 55 CARS

FOR CLUB HOUSE AREA CAR REQUIRED = 2260.72/56 = 50 CARS

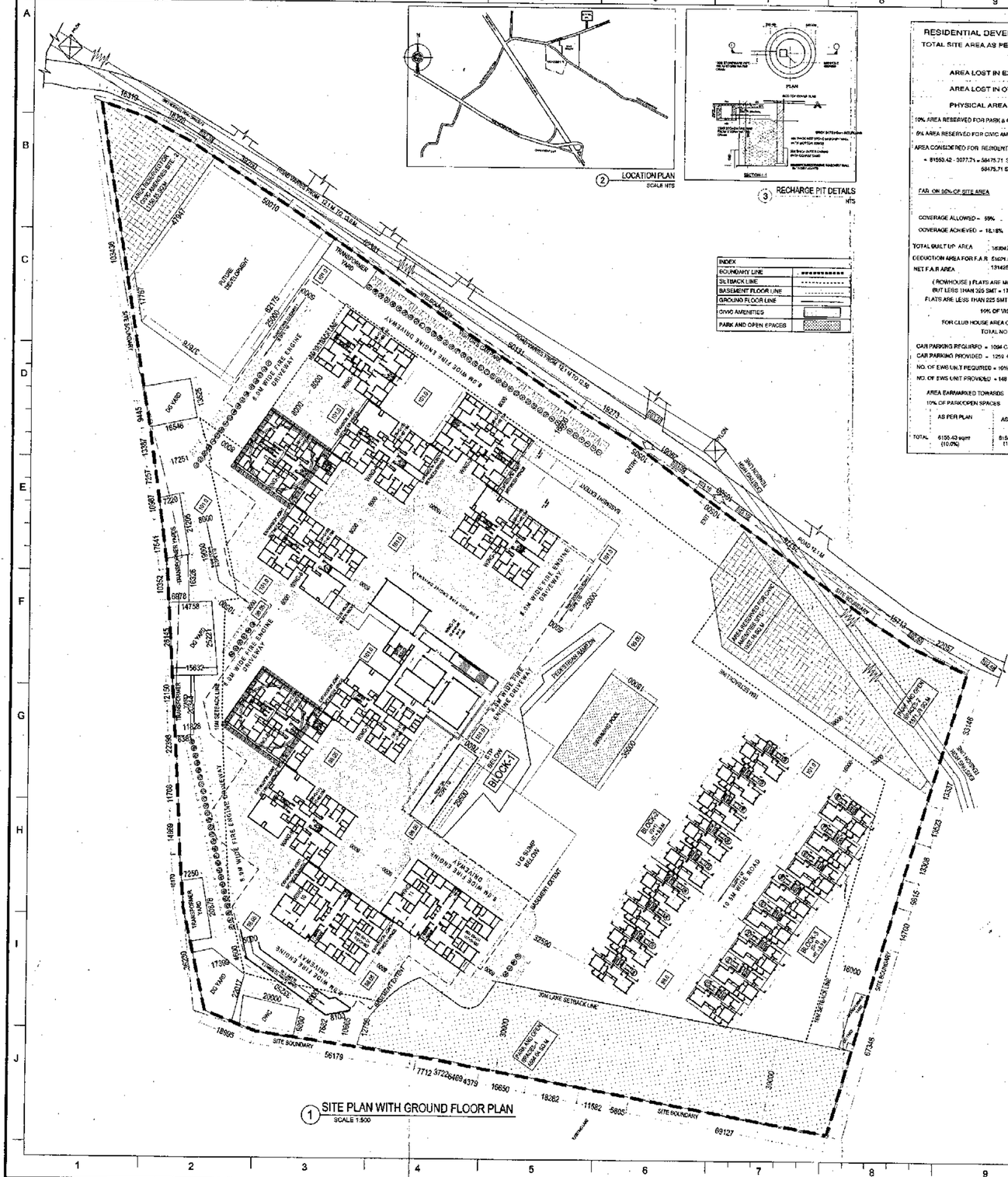
TOTAL NO OF CARS = 1004 CARS

CAR PARKING REQUIRED = 1004 CARS — 3rd BASEMENT FLOOR PARKING = 458 CARS; 2nd BASEMENT FLOOR PARKING = 454 CARS; 1st BASEMENT FLOOR PARKING = 235 CARS
CAR PARKING PROVIDED = 1254 CARS — SURFACE PARKING (VISITORS PARKING)= 112 CARS

NO. OF EWS UNIT REQUIRED = 10% OF TOTAL UNIT (929) = 93 NOS.

NO. OF EWS UNIT PROVIDED = 148 NOS.

AREA EARMARKED TOWARDS 10% OF PARK/OPEN SPACES			AREA EARMARKED TOWARDS 5% OF CIVIC AMENITIES		
	AS PER PLAN	AS PER Z.R		AS PER PLAN	AS PER Z.R
TOTAL	6155.43 sqmt (10.0%)	6155.43 sqmt (10.00%)	TOTAL	3077.71 Sqmt (5.0 %)	3077.71 Sqmt (5.00%)



1 SITE PLAN WITH GROUND FLOOR PLAN
SCALE 1:500

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+18 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) Stilt and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, conduits at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall ensure all work men involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8) The applicant shall not block 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 accessed 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 (Sl. & D) code framing 9.03 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) Tree applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building licensee and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / Builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Author is 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. 3.8) under sub section IV-B (a) to (x).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of licence & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS: 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building Bye laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security man and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall also before 08:00 PM to avoid nuisance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for in house / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for adjacent stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and barricade ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking area to be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TCR certificate should be produced at the time of obtaining Occupancy Certificate (2% of the shall area).
36) The builder / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the high-rise building shall get the building inspected by safety officer of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of highrises building shall obtain clearance certificate from the Electrical Inspector who shall due inspection by the department regarding working condition of Electrical installations / Lifts etc. This certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – Drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is reserved cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM TO THE G.O.NO. KAM 67 LAB 2013 (PART-I) BANGALORE, DATED: 31.01.2013

1. Registration of Architect / 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 issuing of Commencement Certificate. A copy of this same shall also be submitted to the concerning local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work places.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time his 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".

NOCs:

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. BDA will not be responsible for any disputes that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal actions will be initiated.

 # NOC Details

Sl. No.	Name of the Statutory Organization	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GEC (1) 0660/2013 dt. 29.05.2014	All the conditions imposed in the letter should be met
2	Airport Authority of India	Acknowledgement dt. 13-11-2013	with by the statutory body
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	GESCOM	SE/XVI - 205 / EGN / 2013 dt.03-10-2013	
5	BWSSB	Acknowledgement dt. 28-08-2013	
6	BESCOM	CE (P)/SE(TS)/AEE-4/HRBR-811 dt. 22-02-2013	
7	BSNL	AGM(TNP)/Ph-II/2013-14/Cpl-39 dt.05-11-2013	
8	Development Plan approval from BDA	BDA/TP/MCC/P-44/53-14/08/2013-14 dt. 31-05-2014	
9	Change of Land Use from BDA	BDA/TP/MCC/LUC/0013-14/05/2013-14 dt. 22-05-2013	

10. The Applicant has paid the fee vide Receipt No. TPU/OTPSUT/01/2014-15/May/0229 dated: 30-05-2014 for the following:-

1.	Licence Fees	: 1,48,58,860.00
2.	Ground Rent	: 3,00,320.00
3.	Betterment Charges	
	a) For Building	: 3,00,324.00
	b) For Site	: 46,15,434.00
4.	Security Deposit	: 1,83,04,400.00
5.	Plan copy & Collapsed with charges	: 3,00,400.00
6.	1% Labour Cess for Administrative charges	: 1,97,010.10
	TOTAL	: 4,91,34,331.60

(Rupees Four crores Ninty lakhs Only)

7. Labour Cess Rs. 1,95,00,200/- vide D.D No. 226016 dt 20-06-2014, AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open space fee is quashed as per the orders of Hon'ble High Court vide W.P No. 15221/2010 (LB-BMP), however, this is subject to condition for remittance of such cost, if Hon'ble Tribunal on the outcome of the final court orders.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 49505/2005 & 19493/2009.

ಮೂಲ ಪ್ರತಿ :

ಪ್ರತಿಯನ್ನು 13/05/2014 ರಂದು ಪಡೆದುಕೊಳ್ಳಲಾಗಿದೆ.
ಅಥವಾ ಪತ್ರ ದಿನಾಂಕ 07/05/2014 ರಂದು ಕಳುಹಿಸಲಾಗಿದೆ.
ಪತ್ರ ಮತ್ತು ಮಾಹಿತಿಯನ್ನು ಪಡೆಯಲಾಗಿದೆ ಹಾಗೂ ಕಳುಹಿಸಲಾಗಿದೆ.
ಅಥವಾ 23/05/2014 ರಂದು
20/06/2014 ರಂದು ಮಾಹಿತಿ ಮತ್ತು ಪತ್ರವನ್ನು ಪಡೆಯಲಾಗಿದೆ.
(ಪಡೆದ ಪತ್ರಗಳ ಅಧಿಕೃತ ವಿವರ)

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 40220000
E-mail: orchidsbc@sobha.com

DEALT BY: LAKSHMI	SCALE : 1:500
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 02
	REV.NO.

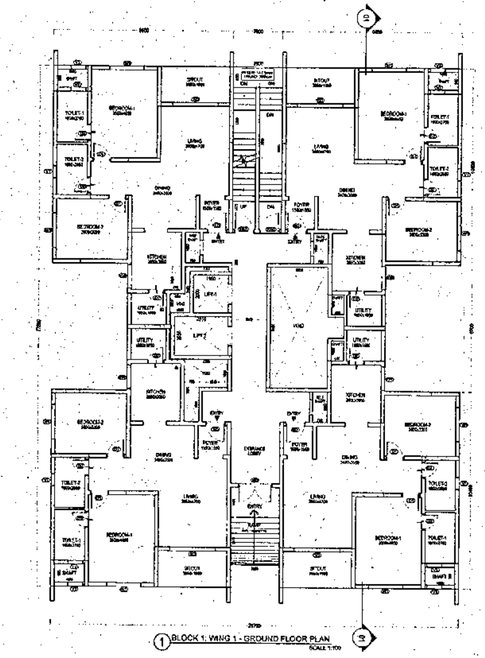
JOB TITLE

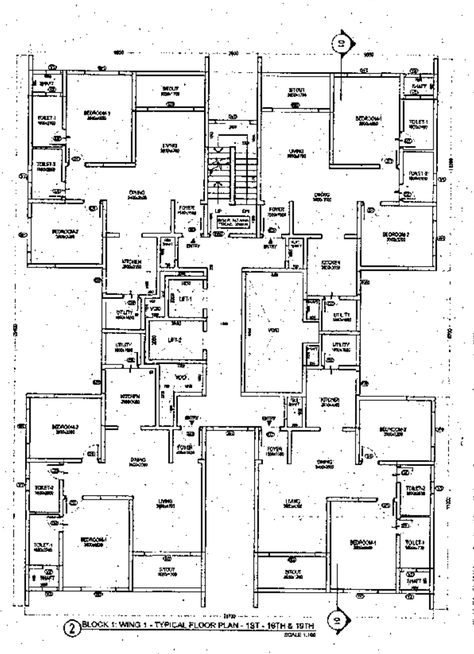
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

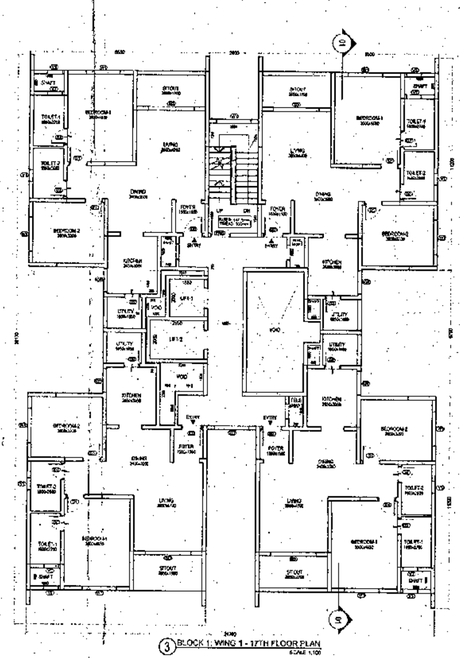
DRAWING TITLE

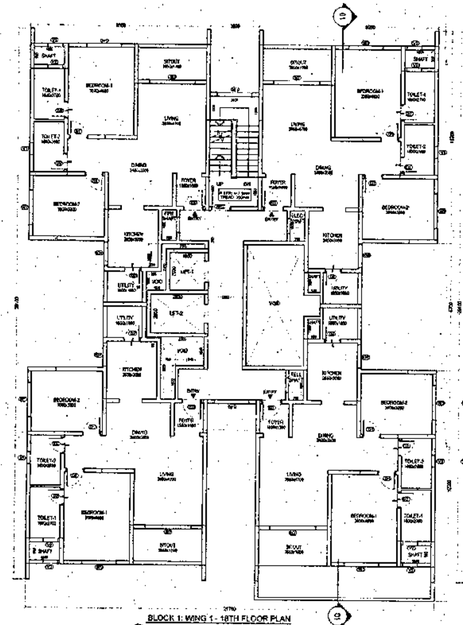
SITE PLAN WITH GROUND FLOOR PLAN

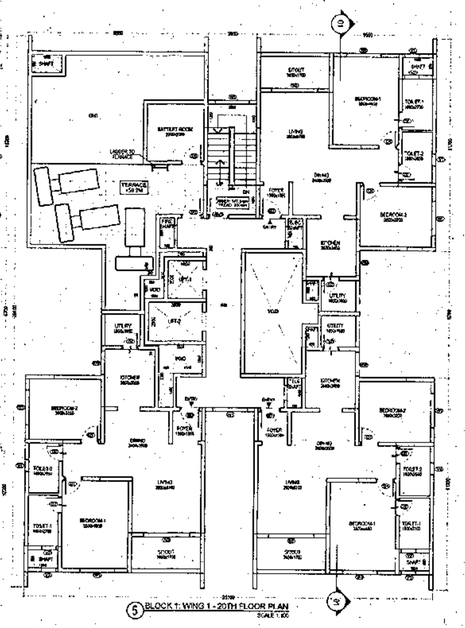
SHEET NO : 02

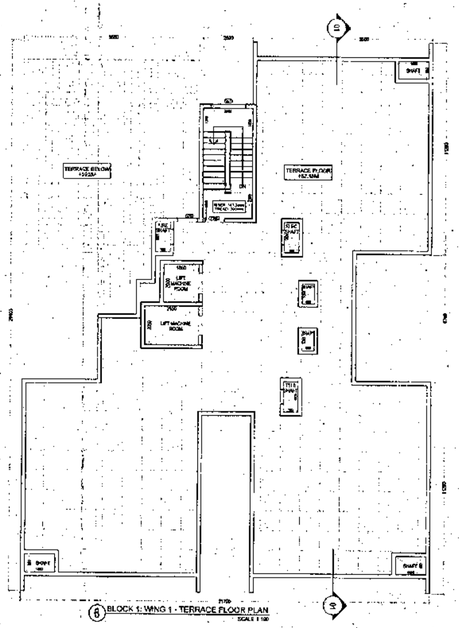












BLOCK 1 WING 1 TOTAL APARTMENT NOS. = 83

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

Conditions:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING:**
   a) Construction of Block 1 Wing 1 (a-1, 8, 5 - 3B+G+20 UF & Wing 5 - 3S+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any other use.
3) 3887.88 Sq.Mtrs Surface area declared for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM Pvt Ltd.
5) Necessary funds for rendering sewerage facilities, cubicles at ground level for public services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accidents / unforeseen incidents arising during the time of construction.
8) The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per **K.E.R.C. (S & D) code** leaving 3.66 mts from the building within the premises.
11) The applicant shall provide a service room premises 4.00 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 36.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of persons / structures etc. in & around the site.
13) The applicant shall plant at least two trees in the premises
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the licensed premises.
16) The building license and the approved sanctioned plans with specifications shall be mounted on a frame and displayed and then shall be made available during inspection.
17) If owner / Builder contravenes The provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancels the registration if the same is repeated for the third time.
18) Technical personnels applicant or owner as the case may be shall employ there to be duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-5 (a) to (c).
19) The building shall be constructed under the supervision of a registered structural engineer.
20) On completion of foundation or footings before erection of walls on the foundation and also in case of columns, structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
21) Commencing or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of licence & shall apply for permission to occupy the building after its completion.
22) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
23) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
24) The Applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good order for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
25) The building shall be designed and constructed adopting the norms prescribed in National Building Code and as per 'Criteria for earthquake resistant design of structures' vide IS: IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
26) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26a) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building Bye Laws 2003 shall be required.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and separate ramp and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the sanctioned plans.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 22, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 PM to avoid disturbance during late hours.
30) Garbage originating from apartments / Commercial blocks shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required (capacity indicated at least for 45 kg per day per apartment (applicable for residential units of 36 and above and 6000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for adequate stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and water structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before starting of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures / which shall be got approved from the Competent Authority if necessary.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (6% of the total area).
36) The Owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
37) The Owner / Association of the highrise building shall get the building inspected by authorised agencies of the Fire Force Department, to ensure that the fire equipments installed are in good and workable condition, and an undertk to that effect shall be submitted to the corporation and the Fire Force Department every year.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificates should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – Hats in the building, one before the arrival of summer and another during the summer and assure corrective safety in view of fire hazards.
40) All other conditions as given by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanctions is deemed cancelled.

Bescom Conditions as per Labour Department of Government of Karnataka vide ADDENDUM NO.LE.LAW/ PAR.(F) /ADDM / 2013 / LE/1513, dated:31.05.2013

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of the construction workers in the labour camps / construction sites.
2. Latrin children of workers shall be fenced-off by the builder / contractor to the Labour Department should be mandatory
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work as a result,
5. BESCOM 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 dispute found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

N NOC Details:

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	CON:(1) 366/2013 dt. 05.05.2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AAI/Development dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	SEIAA	SEIAA 302 CON/ 2013 dt 03-10-2013	
5	BWSSB	Acknowledgement dt. 26-06-2013	
6	BESCOM	CE (B'ANAGARA)/SE(E-4)/EE(T-5)/ AE-2/ JD.2014	
7	KSPCB	AG(W-IT)/CTE/50013/AWS/14/01 dt.@ 8/3-/ 26/05/13/2014	
8	Development Plan approval from BDA	BDA/TP(BMP-E-447)/14-15/0010/14 dt. 21.05.2014	
9	Change of Land Use from BDA	BDA/TP(MISC)/CLU/0015/14/15/03-14 dt. 24/10/2013	

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

1. Licence Fee	1,46,98,699.00
2. Ground Rent	74,99,280.00
3. Betterment Charges	
a) For Building	2,68,024.00
b) For Site	46,16,624.00
4. Security Deposit	1,50,04,800.00
5. Plan copy & Compound wall charges	3,00,800.00
6. 1% Labour Cess for Adm/setwise creation	1,87,972.00
TOTAL	4,96,51,101.00
	SAY Rs. 4,96,60,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,00,000/- vide D.D No. 229016 dt.30-05-2014,AXIS BANK BANGALORE Branch

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

ಮುಂಜಾಲ ಪತ್ರ:

ಸದ್ಯ ಮಂಜೂರಾಗುತ್ತಿರುವ ಮಂಜೂರಾತಿಯನ್ನು ಅರ್ಜಿದಾರರು ದಿನಾಂಕ 13-05-2014 ರಂದು ಪಡೆದುಕೊಂಡಿದ್ದು ಸದರಿ ಅರ್ಜಿದಾರರು ಅರ್ಜಿಯಲ್ಲಿ ಪ್ರಸ್ತಾಪಿಸಿರುವ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಸಲ್ಲಿಸಿರುವ ಮನವಿಯಲ್ಲಿ ಕೋರಿರುವಂತೆ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆದುಕೊಳ್ಳಲು ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಿರುತ್ತಾರೆ. ದಿನಾಂಕ: 29/05/2014 ರಂದು ಪಡೆದುಕೊಂಡಿರುವ ಮಂಜೂರಾತಿಯನ್ನು ದಿನಾಂಕ: 29/05/2014 ರಿಂದ ಮುಂದಿನ ಎರಡು ವರ್ಷಗಳ ಅವಧಿಯವರೆಗೆ ಮಾತ್ರ ಮಂಜೂರಾತಿಯು ಚಾಲ್ತಿಯಲ್ಲಿರುತ್ತದೆ.

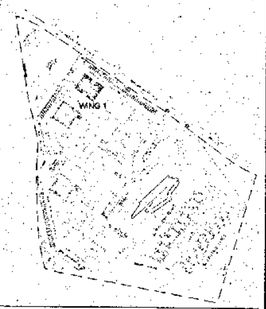
(ಅರ್ಜಿದಾರರ ಸಹಿ ಅಥವಾ ಮುದ್ರೆ)

ಅರ್ಜಿದಾರರು ಪಡೆದುಕೊಂಡಿರುವ ಮಂಜೂರಾತಿಯಲ್ಲಿ ಕೋರಿರುವಂತೆ ಸದರಿ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಸಲ್ಲಿಸಿರುವ ಮನವಿಯಲ್ಲಿ ಕೋರಿರುವಂತೆ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆದುಕೊಳ್ಳಲು ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಿರುತ್ತಾರೆ. ದಿನಾಂಕ: 29/05/2014 ರಂದು ಪಡೆದುಕೊಂಡಿರುವ ಮಂಜೂರಾತಿಯನ್ನು ದಿನಾಂಕ: 29/05/2014 ರಿಂದ ಮುಂದಿನ ಎರಡು ವರ್ಷಗಳ ಅವಧಿಯವರೆಗೆ ಮಾತ್ರ ಮಂಜೂರಾತಿಯು ಚಾಲ್ತಿಯಲ್ಲಿರುತ್ತದೆ.

ಅರ್ಜಿದಾರರು ಪಡೆದುಕೊಂಡಿರುವ ಮಂಜೂರಾತಿಯಲ್ಲಿ ಕೋರಿರುವಂತೆ ಸದರಿ ಸ್ವತ್ತಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಸಲ್ಲಿಸಿರುವ ಮನವಿಯಲ್ಲಿ ಕೋರಿರುವಂತೆ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆದುಕೊಳ್ಳಲು ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಿರುತ್ತಾರೆ. ದಿನಾಂಕ: 29/05/2014 ರಂದು ಪಡೆದುಕೊಂಡಿರುವ ಮಂಜೂರಾತಿಯನ್ನು ದಿನಾಂಕ: 29/05/2014 ರಿಂದ ಮುಂದಿನ ಎರಡು ವರ್ಷಗಳ ಅವಧಿಯವರೆಗೆ ಮಾತ್ರ ಮಂಜೂರಾತಿಯು ಚಾಲ್ತಿಯಲ್ಲಿರುತ್ತದೆ.

(ಅರ್ಜಿದಾರರ ಸಹಿ ಅಥವಾ ಮುದ್ರೆ)

KEY PLAN
N.T.S.



SCHEDULE OF OPENINGS

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

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 46320000
E-mail: architects@sobha.com

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

JOB TITLE

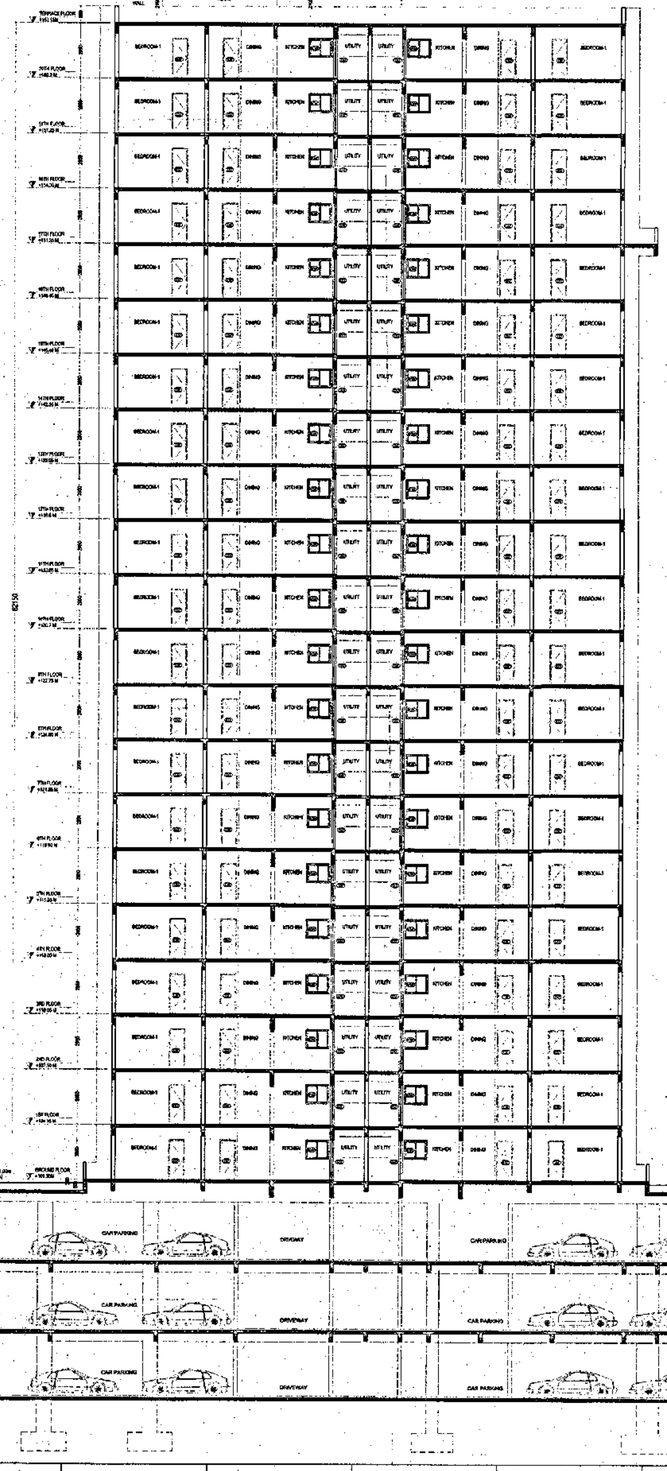
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 15 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

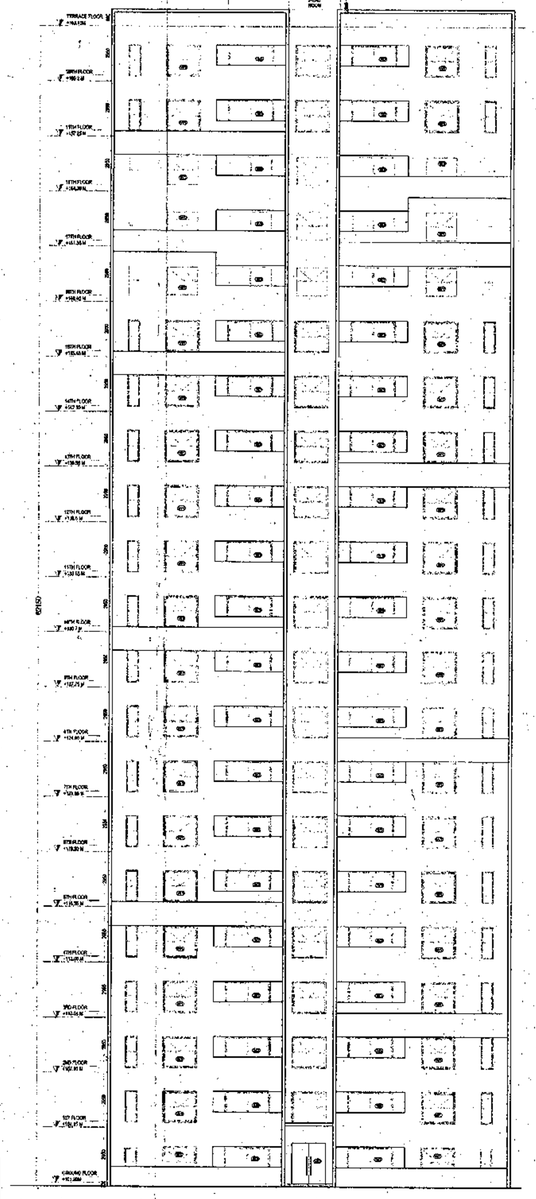
BLOCK -1
WING 1

FLOOR PLANS

SHEET NO : 03



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



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

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
   4) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) SBF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and sewer main has to be paid to BWSSB and BESCOM if any.
5) Necessary shafts for running telephone cables, cabinets at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the completion.
7) The applicant shall insure all workmen involved in the construction work against any accident / hazard as per the provisions of Law during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and cartage/shifted to reach by dumping yard.
9) The applicant / licensee is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (S & D) code leaving 3.00 mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.60 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 28.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, dirt & other nuisance endangering the safety of people / structures etc. in & around the area.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans must be posted in a conspicuous place of the licensed premises. The building licensee and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17) Technical personnel: applicant or owner as the case may be shall abide by some or the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-A (a) to N).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in Karnataka 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 – 19) 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 accorded only after ensuring that the provisions of conditions were 8, two 25, 24, 25 & 26 are complied in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall also before 06.00 PM to avoid disturbance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic wastes and should be processed in the Recycling processing unit(required capacity installed as per bye law no. 32(a)(vi) / Disposal (Applicable for Residential Units of 50 and above and 5000 Sqm and above built up area for Commercial buildings.
31) The structures and basements shall be designed for structural stability and safety to ensure for and seismic during the carrying out of excavation for basement with safe design for retaining walls and super structures for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Environment from the Ministry of Environment and Forest (MOEF) / SEIAA/ KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. Fire certificate should be produced to the concerned and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct one mock – drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanctioned is deemed cancelled.

Special Condition as per Labour Department or Government of Karnataka vide ADDITIONAL DIRECTIVES No. LAE 1 LWA 2013, Bangalore Dated: 21-06-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction work with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction workers in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

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

N. NOC Details:

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	CFO (1) 566/2013 dt: 03-05-2014	Fire Clearance should be obtained at the time of application for Occupancy Cert.
2	Airport Authority of India	Acknowledgement dt: 07.11.2013	should be adhered to.
3	KSPCB	Acknowledgement dt: 23-01-2013	
4	SEIAA	SEIAA 208 : CON : 2013 dt: 05-12-2013	
5	BWSSB	Acknowledgement dt: 28-08-2013	
6	BESCOM	CGF (G)/ORGANIZE/441-48/579-641 dt: 22-02-2014	
7	BSNL	ADM (TF-C)/WIRING/HVSD-II @ 60/4 dt: 02-11-2013	
8	Development Plan approval from BDA	BDA/TP/NOC/Vol-3/1560/2013-14 dt: 24-09-2014	
9	Change of Land Use from BDA	BDA/TP/MCU/0070/13-14 dt: 29-10-2013	

M. The Applicant has paid the fee vide Receipt No. TPNJ/TP-BUTH/12014-15/May/0638 dated: 22-05-2014 for the following:-

1. Licence Fees	1,46,98,880.00
2. Ground Rent	78,98,580.00
3. Betterment Charges	
a) For Building	9,98,004.00
b) For Site	45,15,624.00
4. Security Deposit	1,85,04,800.00
5. Plan Issue & Corresponding charges	2,97,600.00
6. 1% Labour Cess for Administrative charges	1,27,000.00
TOTAL:	4,29,39,371.00
	SAY Rs. 4,29,40,000/-

(Rupees Four crores Ninty lakhs only)

7. Labour Cess Rs. 1,85,08,2000 vide D.D No. 226018 dt:20-05-2014,A/c BANK BANGALORE District.

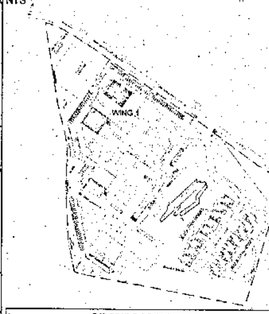
NOTE: 1) The demand for payment of Part & Open Space fee is subjected as per the orders of Honble High Court vide W.P.No. 2052/10290 (LB-BMP), however, the is subject to condition for maintenance of such road is taken over by the Authority at the time of handing over.
2) Payment of licence fee for sanction of this plans is subject to result of W.P. No. 46605/2008 & 2460/2009.

ಮೂಲ ಪ್ರತಿ:

ಸೈ ಮಂಜೂರಾತಿಯನ್ನು ಕಟ್ಟಡ ಅನುಜ್ಞಾ ಆದೇಶ ದಿನಾಂಕ 13/05/2014 ರಂತೆ ಬಿಡಿಎ ವತಿಯಿಂದ ಹಾಗೂ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಕಟ್ಟಡ) ಇವರ ಪತ್ರ ಸಂಖ್ಯೆ BDA/TP/MCU/0070/13-14 ದಿನಾಂಕ 29/05/2014 ರಲ್ಲಿ ಈ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ. ದಿನಾಂಕ 27/05/2014 ರಂದು ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಸಲ್ಲಿಸಲಾಗಿದೆ. ದಿನಾಂಕ 29/05/2014 ರಂದು ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಪಡೆಯಲಾಗಿದೆ.

(ಅನಂತ ಪದ್ಮನಾಭ ಭಟ್)
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಕಟ್ಟಡ)

KEY PLAN
NTS



SCHEDULE OF OPENINGS

SI NO.	DESCIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2400 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	3230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM
16	STAIRCASE WINDOW	SW	2850 x 1680	ALUMINIUM TOP HUNG

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 43220000
E-mail: architects@sobha.com

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

JOB TITLE

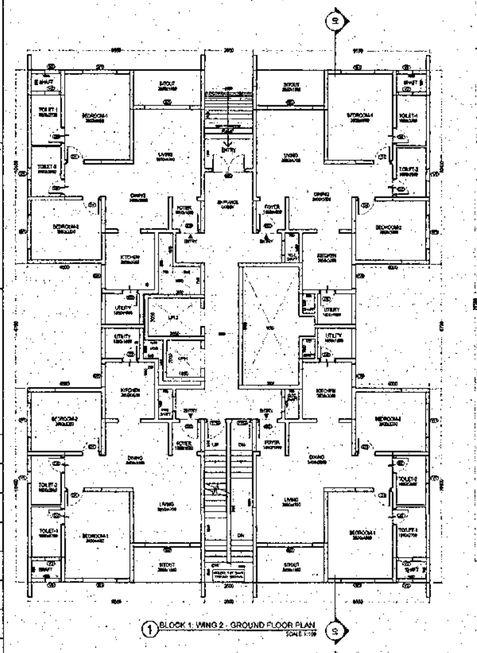
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE, WARD NO. 192

DRAWING TITLE

BLOCK -1
WING 1

SECTION ELEVATION

SHEET NO.: 04


BEDROOM-1
LIVING
DINING
KITCHEN
TOILET-1
TOILET-2
UTILITY
VOID
SHAFT
LIFT-1
LIFT-2
SHAFT-1
SHAFT-2
SHAFT-3
SHAFT-4
SHAFT-5
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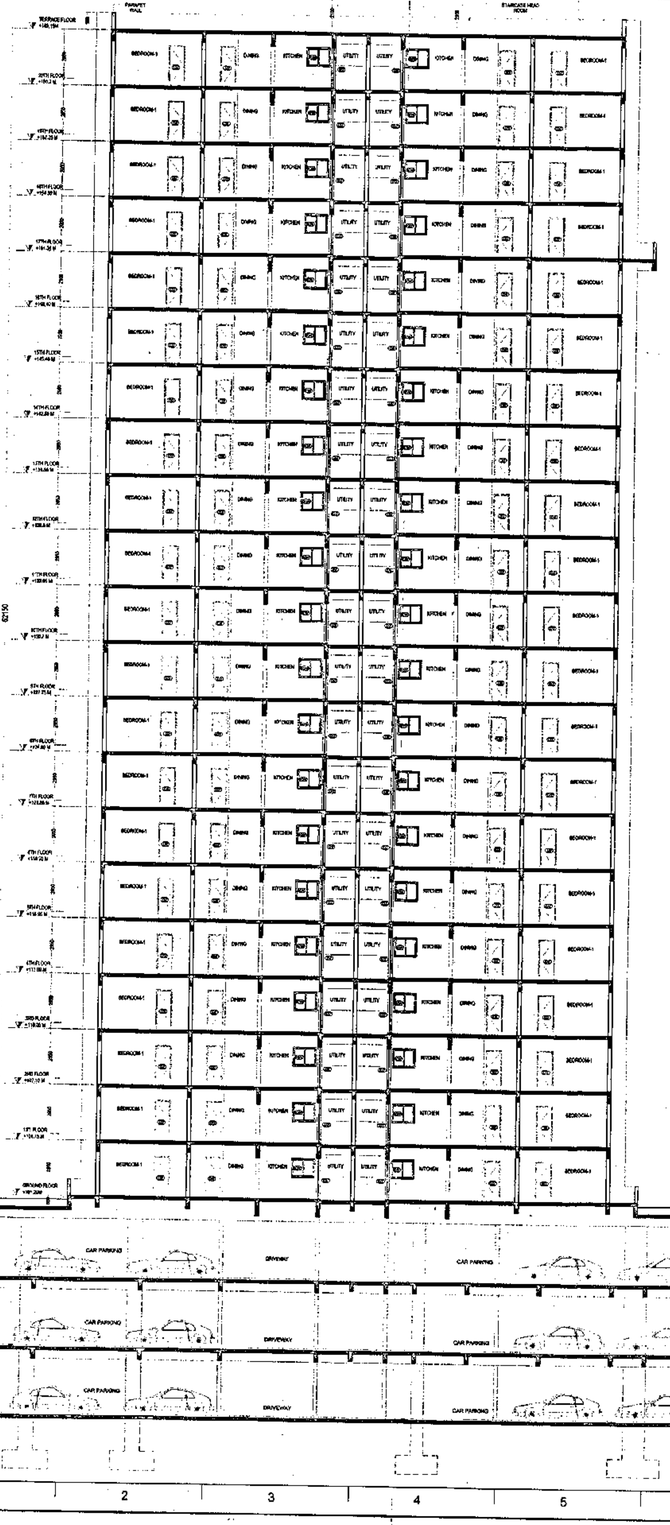
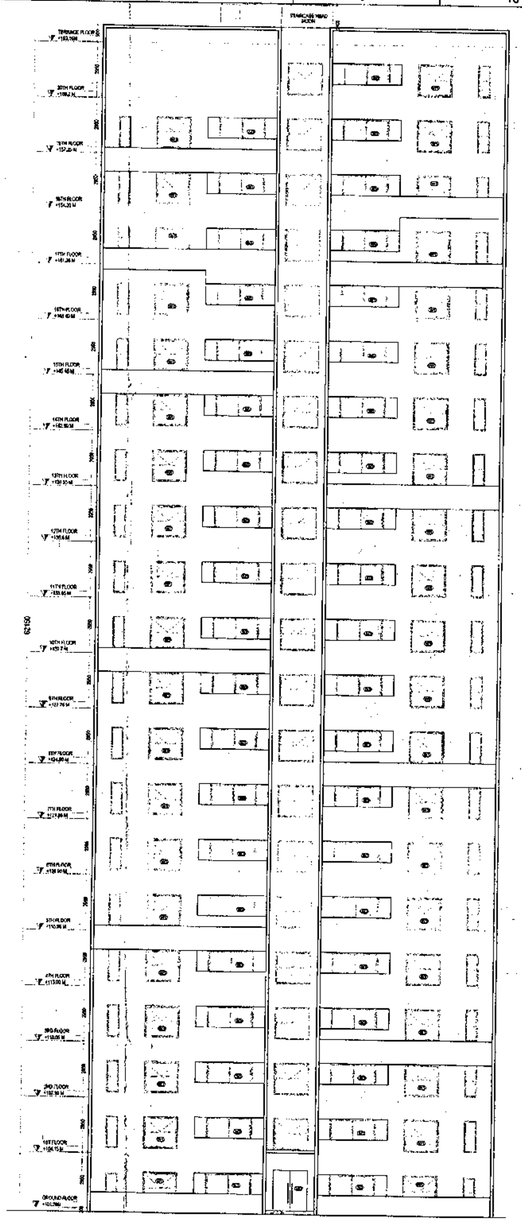
SHAFT-40



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



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

Condition:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING**
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 20+G+20 UF & Wing 5 - 35+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) SBF and Surface area reserved for car parking shall not be converted for any other purposes.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary starts 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 sheds 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 / unpleasant incidents arising during the time of construction.
8) The applicant shall not allow any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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 possessed by all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipments as per K.E.R.C (cls & G) code leaving 3.00 mts. from the building within the premises.
11) The Applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder 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 6.4 (a) to (c).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall finish within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 12 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 34) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of this visitors / servants / cleaning and security men and also entrances shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of sanctions vide Sl. No. 53, 24 & 25 are achieved in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 08.00 PM to avoid nuisance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated and organic and inorganic waste and should be processed in the Recycling processing units required capacity installed at site for all the total FAR/plot (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
31) The structures with basements shall be designed for structural stability and safety to ensure for said stabilization during the course of excavation for basements such design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and ensure the safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with their inspectors regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owning / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working conditions of electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed rejected.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM FOR LABOUR WELFARE (Ref.No. KABOCWWB/ CE/2013-14/Vol.I/ dated: 07-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to ensure the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall employ a construction worker (1 No.) at 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 (that has harnessed 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 issues that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

N. NOC Details

Sl. no	Name of the Statutory Department	Reference no. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 3460/2013 dt. 03-05-2014.	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt. 27/11/2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	SWDB	KSWA / 205 / CONF / 8541 dt. 20-10-2013	
5	BWSSB	Acknowledgement dt. 28/10/2013	
6	BESCOM	CE (N)/SR/EE/BAB / ATP/675/14-15 dt. 22-09-2014	
7	BSNL	AGM (HRD)-BSNL/3-14/NOC/430 dt. dt. 09-9-2013	
8	Development Plan approval from BDA	BDA/TP/BBMP-427/14-15/ATP/15-14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TP&EC/LUC/0012-14/BBMP/514-04 dt. 28-10-2013	

M. The Applicant has paid the fee vide Receipt No. TP/JP/BSK/UTP/01/2014-15/May/0029 dated: 29-04-2014 for the following:-

1.	Licence Fees	1,95,99,684.00
2.	Ground Rent	74,88,240.00
3.	Betterment Charges	
	a) For Building	3,91,074.00
	b) For Site	46,14,624.00
4.	Security Deposit	1,80,04,800.00
5.	Plan copy & Compound wall charges	2,00,800.00
6.	1% Labour Cess for Administrative charges	1,97,032.00
	TOTAL	4,05,96,521.00
		SAY Rs. 4,06,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,99,684/- vide D.D No. 226018 dt:30.05.2014 AXIS BANK BANGALORE Branch.

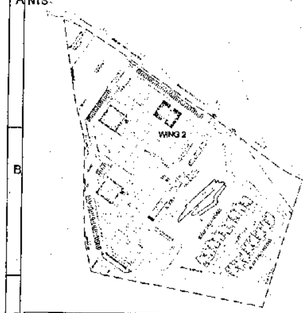
NOTE: 1) The demand for payment of Park & Open Space fee is payment as per the orders of Hon'ble High Court vide W.P No. 2532/10310 (LB-BMP), however, this is subject to condition for remittance of such fees in future, based on the outcome of the Writ Petitions.
2) Payment of licence fee for sanction of the plans is subject to remit of Rs. No. 26/06/2006 & 29/6/2006.

ಮಂಜೂರಾತಿ ಪತ್ರಕ್ಕೆ :

ಈ ಮಂಜೂರಾತಿಯನ್ನು ಇವರ ಅರ್ಜಿಯ ಆದೇಶ ದಿನಾಂಕ 13/05/2014 ಮತ್ತು ಅರ್ಜಿ ಸಂಖ್ಯೆ ಪಿ.ಡಿ.ಸಂ.ಅ.ಪ್ರ.ಸಂ.ಬಿಬಿಎಂಪಿ/ಅಪ್ರ/ಇಪಿ/0012/13-14 ದಿನಾಂಕ 29/04/2014 ರಲ್ಲಿ ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಪರಿಶೀಲಿಸಿ, ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕೆ ದಿನಾಂಕ 23/05/2014 ರಂದು ಷರತ್ತುಗಳಿಗೊಳಪಟ್ಟು ಅನುಮತಿ ನೀಡಿದೆ. ಈ ಅನುಮತಿಯು 28/05/2017 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯವಾಗಿರುತ್ತದೆ.

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

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2438 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINUM OPENABLE
9	VENTILATOR	V2	760 X 1230	ALUMINUM OPENABLE
10	SHAFT WINDOW	W3	780 x 1680	ALUMINUM
11	WINDOW	W1	1830 x 1660	ALUMINUM TOP HUNG
12	WINDOW	W2	2090 x 1680	ALUMINUM TOP HUNG
13	WINDOW	W3	1230 x 1050	ALUMINUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINUM TOP HUNG
15	KITCHEN WINDOW	KW	1250 x 1030	ALUMINUM
16	STAIRCASE WINDOW	SW	2850 x 1680	ALUMINUM TOP HUNG

OWNER'S SIGNATURE

SIGN.....

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
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E-mail: architects@sobha.com

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

JOB TITLE

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

DRAWING TITLE

BLOCK -1
WING 2

SECTION ELEVATION

SHEET NO : 06

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

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

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

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

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

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

BLOCK 1: WING 3 - TOTAL APARTMENT NOS = 80

BBMP / Addl.Dir / JD (S) / LP 0047/13-14

Conditions:

7) Sanction is accorded for the proposed RESIDENTIAL BUILDING
a) Construction of Block 1 Wing 1 to 4, 6, 9 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 8, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF.
2) Sanction is accorded for Residential use only. The use of the building shall not be diverted to any other use
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power mains has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cupboard at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) a) The applicant shall not store any building materials / debris on footpath or on roads or on any open space. The debris shall be removed and transported to near by dumping yard.
b) The applicant / builder is prohibited from putting the sweepings and / loose stones and the common facility areas, which shall be accessible to all the tenants and occupants.
9) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sls & D) code leaving 3.00 mts. from the building within the premises.
10) The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-laws No. 26.
11) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
12) The applicant shall plant at least two trees in the premises.
13) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14) Licence and approved plans shall be posted in a conspicuous place of the licensed premises, the building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15) If owner / Builder contravenes the above rules of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authorities in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16) Technical personnel, supervised or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-laws no. 3.5) under sub section (V-B (a) to (i)).
17) The building shall be constructed under the supervision of a registered structural engineer.
18) On completion of foundation or buildings before erection of walls on the foundation and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19) Occupation or occupation of the building shall start within two years and completed before the expiry of two years from the date of issue of licence & shall apply for permission to occupy the building after completion
20) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22) 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)
23) That building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake
24) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25) 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 keeping together with the adequate safety.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 22, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall strict below's 06.00 PM to avoid disturbance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit allocated capacity rendered as rate for the use / enjoyed (Applicable for Residential units of 60 and above and 5000 Sqm and above built up area for Commercial buildings).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for enduring walls and sound structure for the safety of the structure as well as neighbouring property, public roads and workmen, also measures ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the built area).
36) The owner / Association of highrises building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the highrise building shall get the building inspected by authenticated agencies of the Fire Force Department to ensure that the fire requirements installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the re-issued of the permission issued every two years.
39) The Owner / Association of the highrise building shall construct two mock – drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Developmental Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM-I & AGR / SE-01 / LR / 2011 SI-vol- 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the Construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers employed in the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

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

BBMP Details

Sl No	Name of the Statutory Organizations	Reference no. & Date	Conditions Imposed
1	Fire Force Department	CR/ (1) 3060/2013 dt. 07-08-2014.	All the conditions imposed in the letter should be the Statutory Body
2	Airport Authority of India	Advice/application dt.17-11-2013	
3	KSPCB	Acknowledgement dt. 25-11-2013	
4	SEIAA	SEIAA 200 CON 2013 dt. 07-04-2013	
5	BWSSB	Acknowledgement dt. 29-08-2013	
6	BESCOM	LT-5 (Residential) NOC dt. 6/2/2014	
7	BSNL	Advt (TP)-ID-870/15-16/Corres/20 dt. & Bye dt. 07-10-2013	
8	Deputy Director of Plan approval from BDA	BDA/TP/BA(C)/0447/13-14/0127/13-14 dt. 21-01-2014	
9	Change of land use from BDA	BDA/TP/BA(C)/LUC/0110/13-14/0599/13-14 dt. 22-10-2013	

The Applicant has paid the fee vide Receipt No. TPL/DTP/SUT/868/2014-15/Bbmp/00639 dated: 20-06-2014 for the following:-

1. Licence Fee	1,66,98,562.00
2. Betterment Fee	74,85,136.00
3. Betterment Charges	
a) For Building	3,89,024.00
b) For Site	46,15,824.00
4. Security Deposit	1,83,04,800.00
5. Plan copy & Compound wall charges	2,28,800.00
6. 1% Labour Cess for Administrative charges	1,57,331.00
TOTAL	4,86,33,377.00
	SAY Rs. 4,86,00,000/-

(Rupees Four crores Eighty lakhs only)

7. Labour Cess Rs. 1,66,98,250/- vide D.D No. 225618 dt.20-05-2014,AXIS BANK BANGALORE Branch.

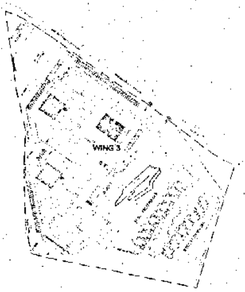
NOTE: 1) The clearance for payment of Park & Open Space fee is examined as per the orders of Hon'ble High Court vide W.P No. 2321/2012 (LB-BMP) however this is subject to condition for maintenance of such road in future, based on the outcome of the Writ petition orders.
2) Payment of advance fee for sanction of site plans is subject to result of W.P. No. 40656/2012 & 20662/2013.

ಮೂಲ ಪತ್ರ :

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಿಯವರು ಮೇಷ್ಟ್ರ ಅವರಿಂದ ಅರ್ಜಿಯ ದಿನಾಂಕ 15/05/2014 ಕ್ಕೆ ಮಂಜೂರಾದ ಸಂಖ್ಯೆ ಬಿಬಿಎಂಪಿ/ಅ.ನ.ಕ/ಬಿಎಲ್‌ಡಿ/0047/13-14 ದಿನಾಂಕ 23/05/2014 ಕ್ಕೆ ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಪರಿಶೀಲಿಸಿದಾಗ ಮಂಜೂರಾದ ನಕ್ಷೆಯು 29/05/2014 ದಿನಾಂಕ ಸಲ್ಲಿಸಿರುವ 29/05/2014 ನಕ್ಷೆಯು ಒಂದೇ ರೀತಿಯಾಗಿರುತ್ತದೆ.

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಪ್ರಭಾರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ದಾಸರಹಳ್ಳಿ ವಲಯ.

KEY PLAN
NTS



SCHEDULE OF OPENINGS

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

OWNER'S SIGNATURE

SIGN. .....

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 45020000
E-mail: architects@sobha.com

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

JOB TITLE

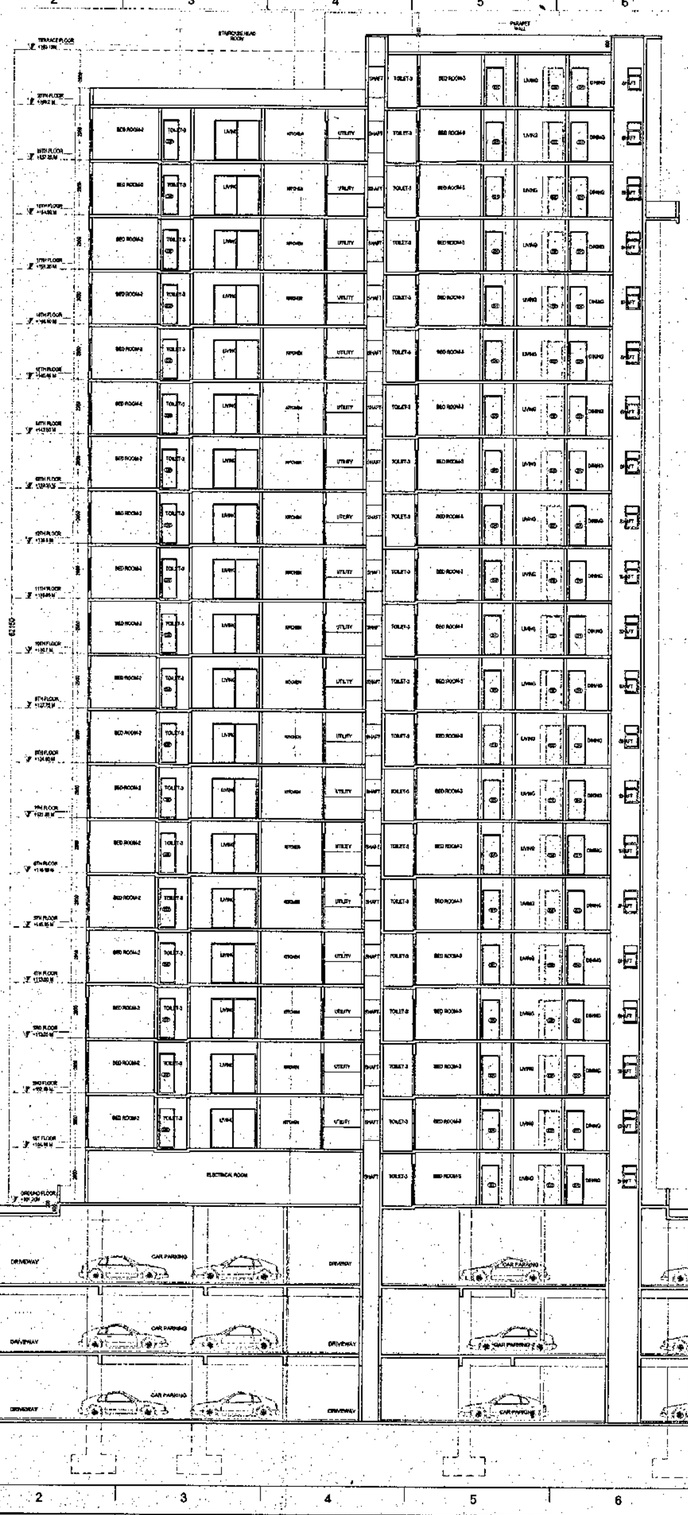
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

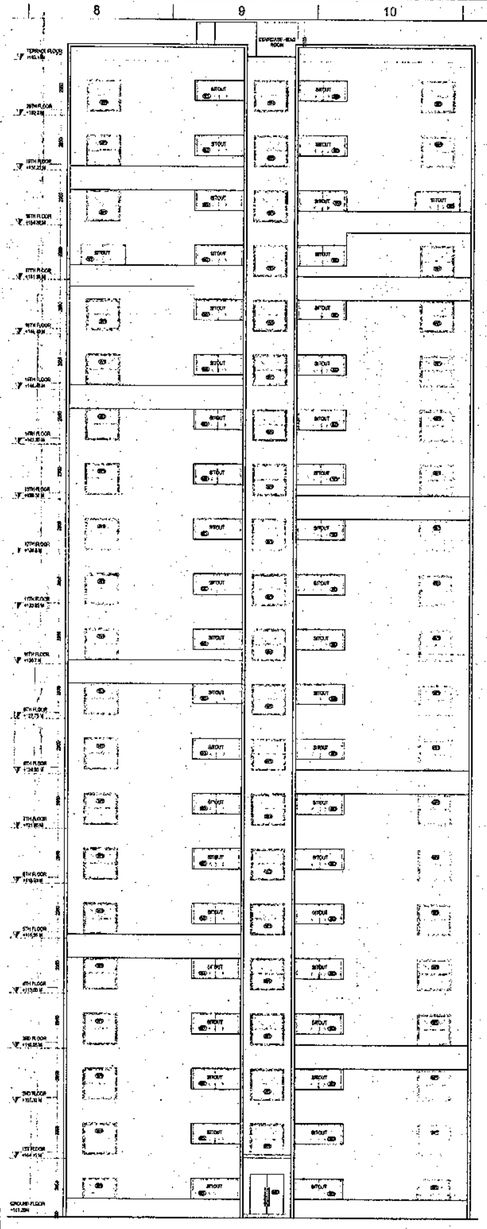
BLOCK -1
WING 3

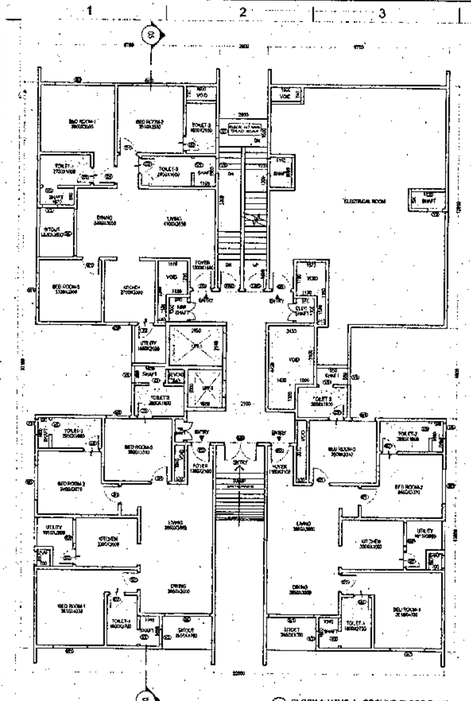
FLOOR PLANS

SHEET NO : 07

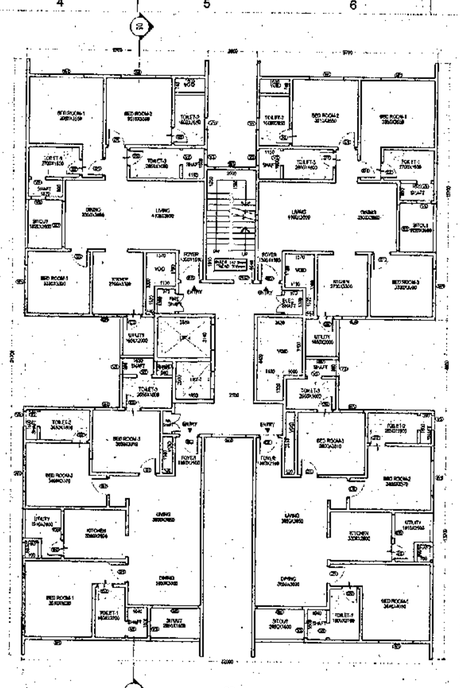


1 BLOCK 1: WING 3 - SECTION
SCALE 1:100

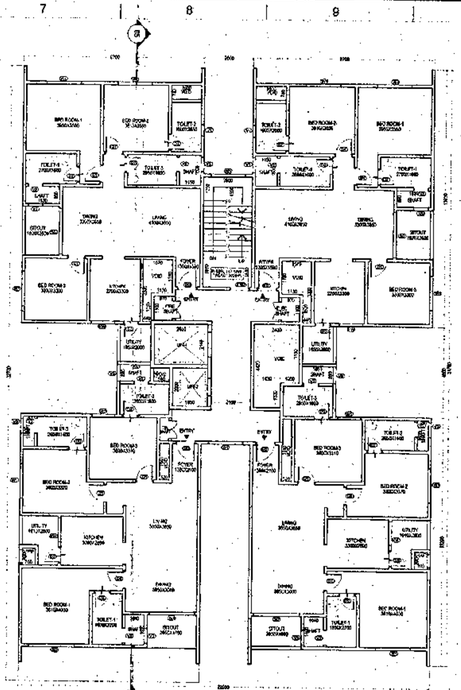




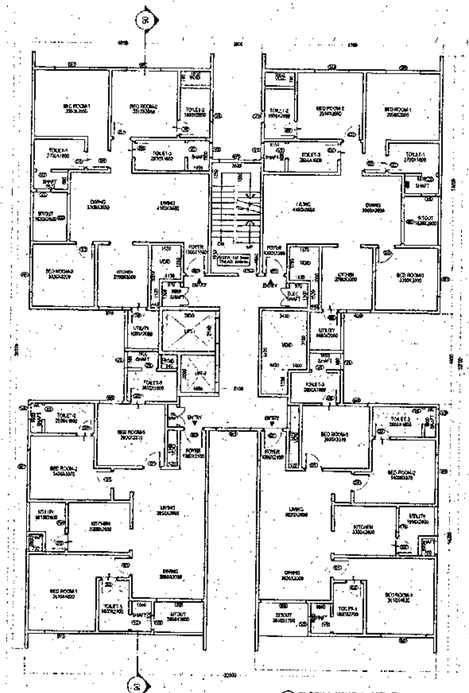
1 BLOCK 1: WING 4 - GROUND FLOOR PLAN
SCALE 1:100



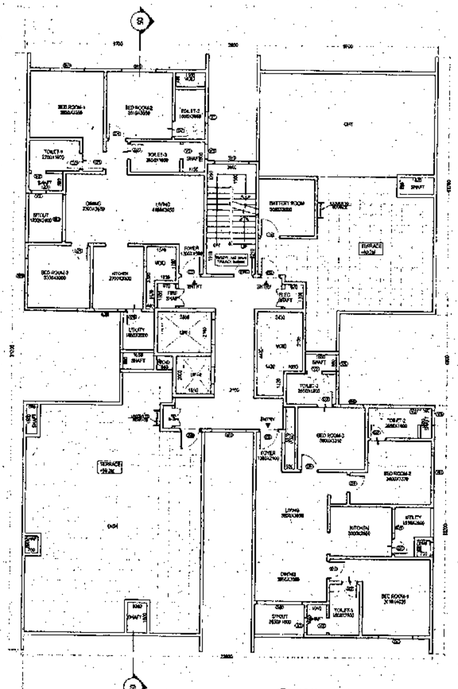
2 BLOCK 1: WING 4 - 1ST - 16TH & 18TH FLOOR PLAN
SCALE 1:100



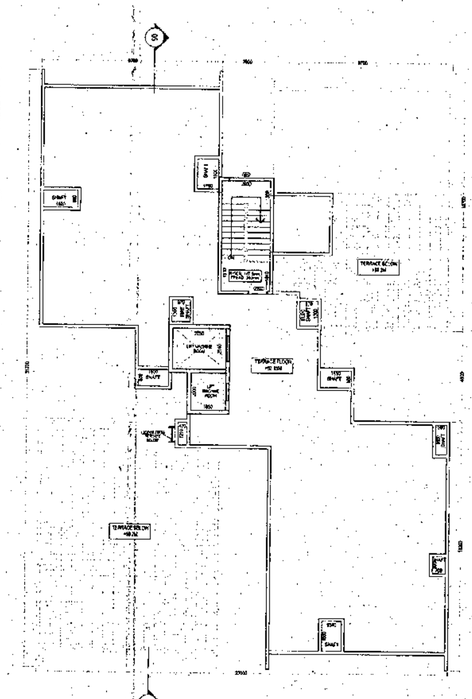
3 BLOCK 1: WING 4 - 17TH FLOOR PLAN
SCALE 1:100



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



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



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

BLOCK 1: WING 4 - TOTAL APARTMENT NOS = 81

DSNP / Addl.DR / 30 (3) / LP 0417/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF
Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF
& Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) Stilt and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power mains has to be paid to BWSSB and BESCOM if any.
5) Necessary space for running BSNL/MTNL/CABLE 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 a should be demolished after the construction.
7) The applicant should all necessary precautions to be taken during the construction work & adopt safety measures to avoid accidents / pollution during the time of construction.
8) The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris should be removed and transported to the dumping yard only.
9) The applicant / builder is prohibited from raising the setback area / open spaces and the common facility areas, which at all be accessible to all the tenants and occupiers.
10) The applicant shall provide a space for locating the distribution transformers & associated equipments as per K.E.R.C 64 & CC code leaving 3.00 mts. from the building within the premises.
11) The Applicant shall provide a separate room preferably 4.50 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law no. 33.
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 such that they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Assistant / Engineer / Supervisor will be informed by the Authority in this first instance, warned at the second instance and cancel the registration, if the same is repeated for the third time.
17) Technical personnel employed as owner as the case may be shall scrupulous to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-B (a) to (k).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columns or structure other than load bearing walls, the owner or the Engineer or Supervisor shall give intimation to the Authority and seek approval in writing before proceeding further with the work.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its construction.
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 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 at the Criteria for earthquake resistant design of structures' Indian's 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 – 01) 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 ensure that shall be approached through a ramp for the Physically Handicapped persons separate from the regular entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall only between 06.00 PM to avoid disturbance during the hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity required as per the re-cycle / composter (Applicable for Residential units of 40 and above and 5000 Sqm and above built up area for Commercial buildings).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and safety structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the unit area).
36) The owner / Association of Highrise building shall obtain clearance certificate from Fire Force Department with due frequency regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the highrises building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due frequency by the department regarding accuracy, cleanliness of Electrical installations & Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrises building shall conduct two mock – drills in the building one before the onset of summer and another during the summer and assure complete safety in the case of fire hazards.
40) A) other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deem to be cancelled.

Revised Conditions as per Labour Department of Government of Karnataka vide ACCESSION (HOC 31) 07 (VE-07) Bly Bgs. 5/2013, 10 (VE-07) 2013, dated: 01-04-2013.

1. Registration of Applicant / Builder / Owner / Contractor and the contractors employed / 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 work and engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall employ a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers welfare Board".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of workmen 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. Owner 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. NOC Details:

Sr. No.	Name of the Statutory Department	Reference no. & Date	Comments/Conditions
1	Fire Force Department,	GBC (1) 68/2013-14 dt:23-05-2014	All the conditions stipulated in the letter issued by the Statutory Body
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	needs to be adhered to.
3	AAI(ATS)	AAI/ATS/Acknowledgement dt: 23/12/2013	
4	SEIAA	SEIAA / NOC / DOH / 2013 dt: 03-10-2013	
5	BWSSB	Acknowledgement dt: 28.08.2013	
6	BESCOM	CE (T.Prog)/SE(D&P)/EE(C-4)/AE(T)/F-81 dt: 23.10.2013	
7	BSNL	AGM-II/TF/Cable/2013-14/Vol.24/35 dt @ 30.1 dt: 07-11-2013	
8	Development Plan approval	BDA/DP/NOC/Addl.(3) 3466/2013-14	
9	Site / BDA	dt: 2.12.2013	
10	Change of Land Use from	BDA/DP/Addl.Cell/1(201)/13-14/3893/13-14 Dt: 23-10-2013.	
	BDA		

II. The Applicant has paid the fee vide Receipt No. TPIJ/DTP/BLT/01/2014-15/68/-/0019 dated: 20-06-2014 for the following:-

1.	Licence Fees	: 1,46,28,160.00
2.	Ground Rent	: 74,56,300.00
3.	Betterment Charges	
	a) For Build Up	: 3,08,674.00
	b) For Site	: 45,12,424.00
4.	Dev. Charges Deposit	: 1,51,04,800.00
5.	Plinth cost & Compound wall charges	: 5,05,600.00
6.	1% Labour Cess for Administrative charges	: 1,30,000.00
	TOTAL	: 4,99,91,321.00
		SAY Rs. 4,99,95,000/-

(Rupees Four crores Ninety eleven only)

7. Labour Cess Rs. 1,95,08,200/- vide D.D No. 226018 dt:26-06-2014 AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 28321/2012 (LB-BMP), however this is subject to condition for the release of security deposit in future, based on the outcome of the said court orders.
2) Payment of balance fee for sanction of this plans is subject to result of W.P. No. 44662/2005 & 2953/2006.

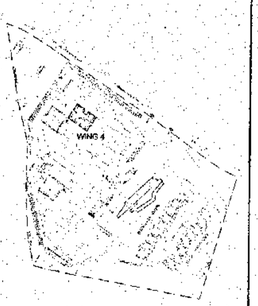
ಮೂಲ ಪ್ರತಿ :

ಲೈ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆದು ಅನುಮತಿ ಅವಧಿಯನ್ನು ದಿನಾಂಕ 25-05-2016 ರವರೆಗೆ ಅಥವಾ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪೂರ್ಣಗೊಳಿಸಿ ಅಥವಾ ಕಟ್ಟಡವನ್ನು 15 ವರ್ಷಗಳ ಅವಧಿಯವರೆಗೆ ಯಾವುದು ಮೊದಲೋ ಅಲ್ಲಿಯವರೆಗೆ ವಿಸ್ತರಿಸಲಾಗಿದೆ/ 15-11-ವರ್ಷದ ಅಂತ್ಯದವರೆಗೆ ಅಥವಾ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪೂರ್ಣಗೊಳಿಸಿ ಅಥವಾ ಕಟ್ಟಡವನ್ನು 15 ವರ್ಷಗಳ ಅವಧಿಯವರೆಗೆ ಯಾವುದು ಮೊದಲೋ ಅಲ್ಲಿಯವರೆಗೆ ವಿಸ್ತರಿಸಲಾಗಿದೆ. ದಿನಾಂಕ 25-05-2016 ರಂದು ಪಡೆದ ಪರವಾನಗಿಯ ಅವಧಿಯು 28-05-2016 ರಂದು ಮುಕ್ತಾಯವಾಗಲಿದೆ.

(ಮೂಲ ಪರವಾನಗಿ ಅವಧಿಗೆ ಮಾತ್ರ)

(ಕಾರ್ಯದರ್ಶಿಯವರ ಸಹಿ)
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ,
ದಾಸರಹಳ್ಳಿ.

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPERABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPERABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2000 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1070	ALUMINIUM

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49206000
E-mail: architects@sobha.com

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

JOB TITLE

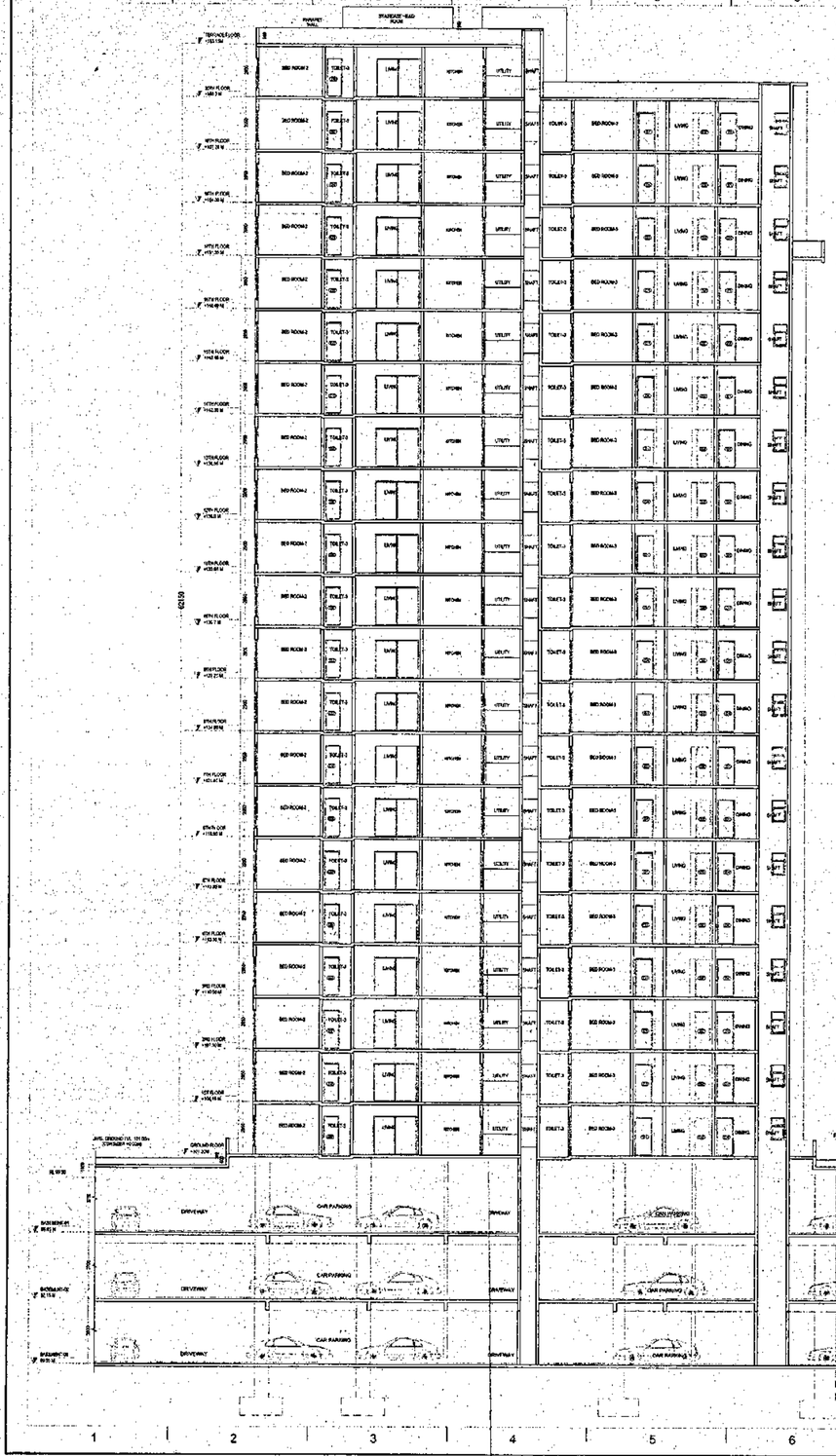
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

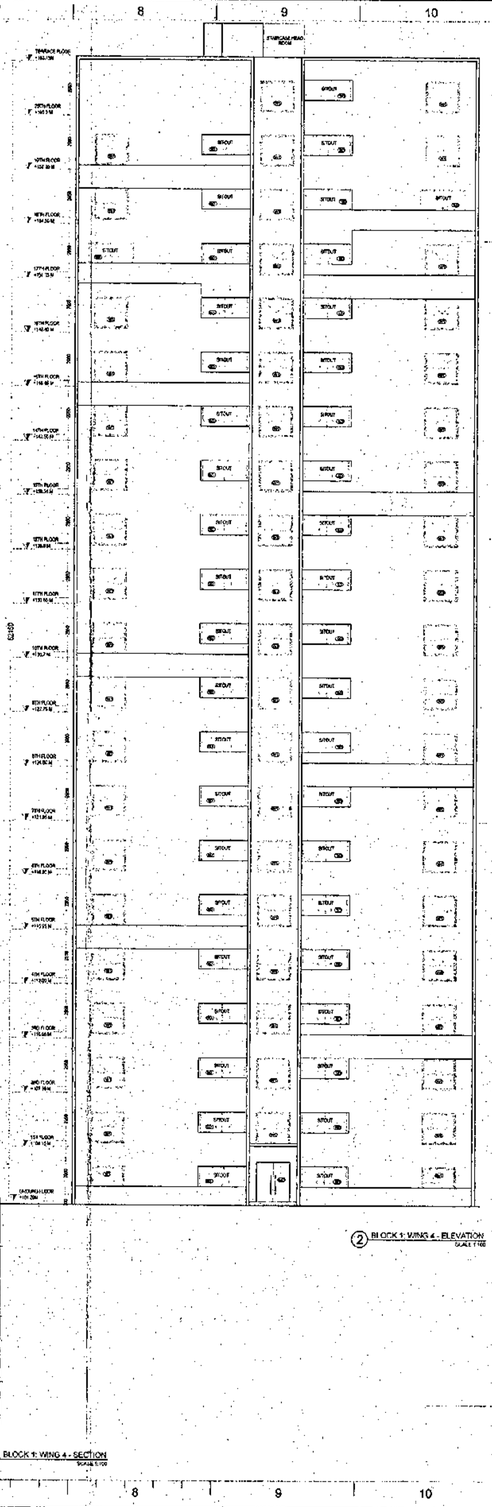
BLOCK -1
WING 4

FLOOR PLANS

SHEET NO: 09



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



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

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
a) Construction of Block-1 Wing 1 to 4, B - 2B+G+20 UF & 4 Wing 5 - 2B+G+19 UF Wing 7, 8, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 3 - G+1 UF & Block 9 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 2BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Developers charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall ensure all workmen involved in the construction work against any accident / workmen's incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9) The applicant / builder is prohibited from putting the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipments as per K.E.R.C (Ele & D) code leaving 3.00 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 2.85 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 26.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the constant premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye law No. 5.8) under rule 5(a) and 5(b) of (ii).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of polythene structure after erecting the columns, PLINTH LEVEL CERTIFICATE shall be obtained.
20) Occupation or occupation of the building shall erect within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good order for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the Criteria for earthquake resistant design of structures" bearing IS: 1893-2002 published by the Bureau of Indian Standards marking the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 26 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building Bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet to the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after strictly abiding the provisions of conditions vide Sl. No. 25, 24, 20 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 PM by avoid nuisance during night hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic wastes and should be processed in the Recycling processing unit required (should installed at site for its needs) OR/AND Association for Residential units of 50 and above and 5000 Sqmt and above built up area for Commercial building)
31) The structure with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) 10% of dwellings should be provided as the area of occupying Occupancy Certificate (7% of the total area).
36) The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working conditions of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the high rise building shall get the building inspected by engineers appointed by the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to this effect shall be submitted to the competent authority and Fire Force Department every year.
38) The owner / Association of high rise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the Department regarding working conditions of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the clearance of the permission issued every two years.
39) The Owner / Association of the high rise building shall conduct two mock – drills in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide
ADDITIONAL CHIEF SECRETARY, LABOUR DEPARTMENT, G.O. No. LL 170 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 be submitted to the concerned Asst. Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work places.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers employed on him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

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

H. NOC Details:

Sr.no	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	ORC (1) 985/2013 dt. 03-05-2014	As per the decision imposed in the letter, issued by the Department shall be adhered to.
2	Airport Authority of India	Acknowledgement dt. 19-11-2013	
3	KSPCB	Acknowledgement dt. 29-11-2013	
4	SEIAA	SEIAA 129 : CON : 2013 dt. 02-12-2013	
5	BWSSB	Acknowledgement dt. 24.06.2013	
6	BESCOM	CE (TS&MD)/SE(C-4)/EE(TS)/AEE(TS) dt. 22-03-2013	
7	KSPA	AAI/ATS/PS/2013-14/Vol-2/620 dt. @ Rcd. dt. 21-11-2013	
8	Deviation between Plan approved from KSPA	BDA/HP/MISC/A-4x15-1st/2013-14 dt. 21-05-2014	
9	Change of Land Use from BDA	BDA/TH&E/LDB/CHANGE OF LU/ 2013-14 dt. 25-10-2013	

M. The Applicant has paid the fee vide Receipt No. TP/JDTP/SJ/Rcv/2014-15/May/0079 dated: 20-05-2014 as the following:-

1.	Licence Fees	: 1,47,96,600.00
2.	Ground Rent	: 74,66,360.00
3.	Betterment Charges	
	a) For Building	: 3,91,624.00
	b) For Site	: 49,18,844.00
4.	Security Deposit	: 1,85,04,800.00
5.	Plan Scrutiny & Conversion relief charges	: 7,03,700.00
6	1% Labour Cess for Administrative charges	: 1,67,052.00
	TOTAL	: 4,94,94,331.00
		SAY Rs. 4,95,00,000/-

(Rupees Four crores Ninety lakhs only)

7. Labour Cess Rs. 1,06,06,200/- vide D.D No. 329016 dt.20-05-2014,AXIS BANK BANGALORE Branch.

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

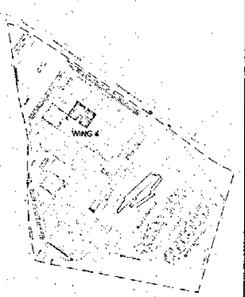
ಮೂಲ ಪ್ರತಿ :

ಈ ಮಂಜೂರಾತಿಯನ್ನು ಮಂಜೂ ಅಧಿಕಾರಿಯವರು ದಿನಾಂಕ 13/05/2014 ರಂದು ಪರಿಶೀಲಿಸಿ ಅನುಮೋದಿಸಿರುತ್ತಾರೆ/ದಿನಾಂಕ 20/05/2014 ರಂದು ಸಹಿ ಮಾಡಿರುತ್ತಾರೆ. ದಿನಾಂಕ 23/05/2014 ರಂದು ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯಲಾಗಿದೆ. ಆದರೆ 22/05/2016 ರವರೆಗೆ ಮಾತ್ರ ಮಂಜೂರಾತಿ ಚಾಲ್ತಿಯಲ್ಲಿರುತ್ತದೆ.

(ಅಧಿಕಾರಿಯ ಸಹಿ ಮತ್ತು ಹುದ್ದೆ)

ಅಸಿಸ್ಟೆಂಟ್ ಡೈರೆಕ್ಟರ್ ಆಫ್ ಟೌನ್ ಪ್ಲಾನಿಂಗ್
ಜಯನಗರ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR .	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2450 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR -	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 2030	ALUMINIUM

E OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

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

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

JOB TITLE :

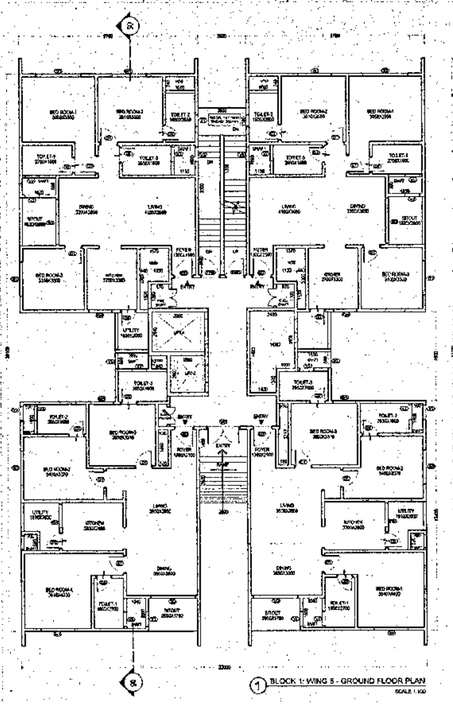
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

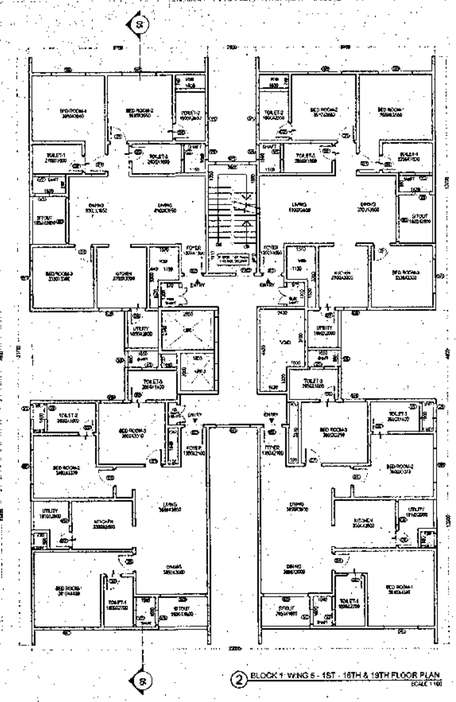
BLOCK -1
WING 4

SECTION ELEVATION

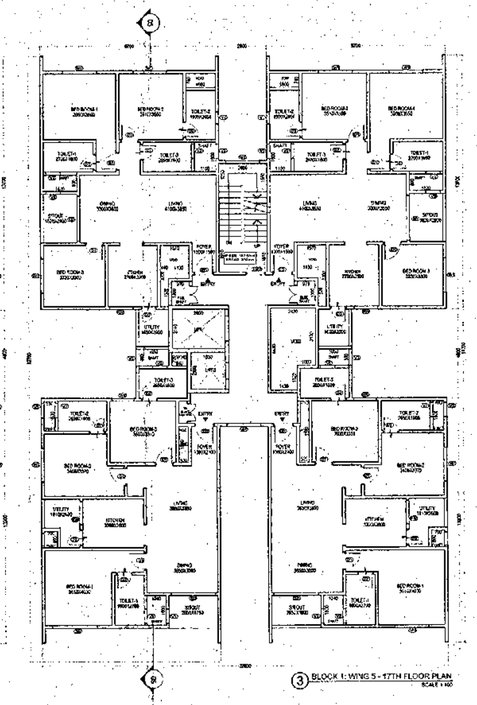
SHEET NO : 10



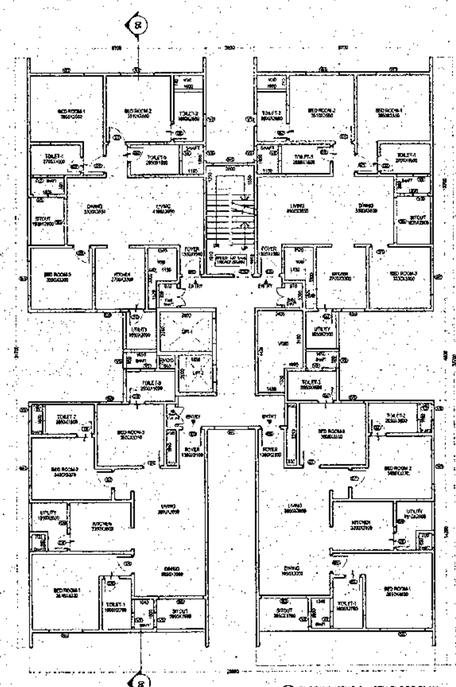
1 BLOCK 1: WING 5 - GROUND FLOOR PLAN
SCALE 1:100



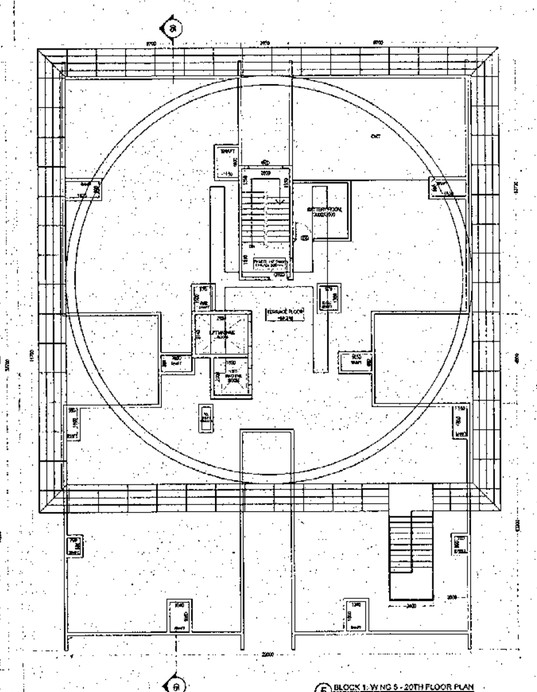
2 BLOCK 1: WING 5 - 1ST , 16TH & 19TH FLOOR PLAN
SCALE 1:100



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



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



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

BLOCK 1: WING 5 - TOTAL APARTMENT NOS = 80

BBMP / Addl /0212/15/16/LP/0412/15-16

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
a) Construction of Block 1 Wing 1 to 4, 6, 8 - 20+4Gn+2Ot UF & Wing 5 - 36+Gn+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF

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

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

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

5) Necessary clock for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

7) The applicant shall ensure all workers employed in the construction work against any accident / untoward incidences and risk during the time of construction.

8) The applicant shall not erect any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

9) The applicant / builder is prohibited from raising the sanction plinth / basement and the common building areas, which are to be maintained by the tenants and occupants.

10) The applicant shall provide a space for locating the distribution transformer & associated equipment as per KERC Rules & DP code leaving 3.00 mts. from the building within the premises.

11) The applicant shall provide a separate room preferably 4.00 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law no. 26

12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of 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 at the site for inspection purposes. The building license and the copies of sanctioned plans with specifications shall be retained at a theme and displayed and they shall be made available during inspections.

16) If owner / builder commences the work before obtaining the licence, and / or deviates from the Architect / Engineer / Supervisor will be informed by the Authority in the first instance & in the second instance and cancel the registration if the same is repeated for the third time.

17) Technical personnel, supervisors and the site shall be strictly adhered to the safety norms and precautions specified in Schedule – IV (bye-law No. 3.20 under sub section (VI) (e) to (l)).

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

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

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

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

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

23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair, for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a)

24) The building shall be exercised and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

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

26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 81) of Building bye-laws 2003 shall be ensured.

27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and a ramp shall be appreciated through a ramp for the Physically Handicapped persons together with the stepped entry.

28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 4 (b) 31, 40, 23, 24, 25 & 28 are complied in the building.

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

30) Garbage originating from Apartments / Commercial buildings shall be segregated and organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 2000 Sqm.s/ above built up area for Commercial building).

31) The structures and appurtenances shall be designed for structural stability and safety to ensure the safe maintenance during the time of occupancy by recommend with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public places and footpaths, and bridges ensuring safety of workmen and general public by erecting safe barricades.

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

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

34) Traffic Management Plans shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

35) TCR certificate should be produced at the time of obtaining Occupancy Certificate (OC of the shell and).

36) The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.

37) The Owner / Association of the high rise building shall see the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.

38) The Owner / Association of highrise building shall obtain clearance certificate from the Electrical inspectorate with due inspections by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the sanctioned issues every two years.

39) The Owner / Association of the highrise building shall conduct two mock – drills in the building one before the onset of summer and another during the summer and observe comments soberly in respect of the hazards.

40) All other conditions and undertaken by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.

41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (LE) 2 (1) AY/LWE/(E) Mysuru: LA(E)/LET/2012, (Gulbarga) 01.04.2012

1. Registration of Applicant / Builder / Owner / Contractor and the Construction workers working on the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / builder / Owner / Contractor should submit the Registration of establishment and list of construction workers employed at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned Work Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers less than 6 years by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work, is a must.
5. BDA 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 shall be cancelled automatically and legal action will be initiated.

8. NOC Details

Sl No.	Name of the Authority	Vide/Letter No. & Date	Comments, if any received
1	Fire Force Department	Cell (1) 366/2013 dt.04.06.2014.	vide conditions imposed in the letter dtd.4/6/14 of the Authority
2	Airport Authority of India	Acknowledgement dt. 21-11-2013	
3	KSPCB	Ack.no.acknowl dt. 23-11-2013	should be adhered to.
4	SEIAA	EIA/A 266 / CON/ 3013 dt.30.10.2013	
5	BWSSB	Acknowledgement dt. 29-09-2013	
6	BESCOM	CE (TP)/SE(P&C)/EE(P&C)/AEE(P&C)/ BC-22-09-2013	
7	BSNL	AGM (TP) dt. 9-07-13-2013	
8	Development Fee approved vide BDA	BDA/TP/MC/LP/0415-16/FDD/13-14 dt. 21-05-2014	
9	Change of Land Use form BDA	BDA/TP/MC/LUC/0203-14/0299/13-14 dt. 22-10-2013	

10. The Applicant has paid the fee vide Receipt No. TP/UD/FEE/0795/2014-15/May/0628 dated: 20-05-2014 for the following:-

1. License Fee	1,45,98,000/-
2. Ground Rent	14,98,200.00
3. Betterment Charges	
a) For Building	2,89,104.00
b) For Site	46,18,624.00
4. Security Deposit	1,23,04,000.00
5. Plan copy & Compound wall charges	3,00,320.00
6. 1% Labour Cess for Administrative charges	1,67,002.00
TOTAL:	4,96,91,511.00
	SAY Rs. 4,96,00,000/-

(Rupees Four crores Ninety lakhs only)

7. Labour Cess @1 1,50,00,000/- vide D.D No. 320018 dt.20-05-2014,AXIS BANK BANGALORE Branch.

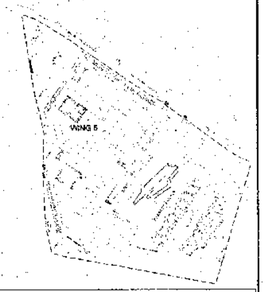
NOTE: 1) The demand for payment of Part B Open Space fee is enriched as per the orders of Hon'ble High Court vide WP No. 36210/2010 & 64849, Hubli-dwr, this is subject to condition its remittance of such part is there, based on the outcome of the Writ cited above.
2) Payment of balance fee for blocked of this plans is subject to result of W.P. No. 46806/08 & 29553/2008.

ಮೂಲ ಪ್ರತಿತ :

ಸಂಖ್ಯೆ: ಬಿಂಬಿಪಂ/ಅಂಗೀ/ಕಾಸ/ಮಂಜೂರಾತಿ/ಆದೇಶ/ 2014-15 ದಿನಾಂಕ: 21-05-2014 ಮತ್ತು ಬಿಂಬಿಪಂ/ಅಂಗೀ/ಕಾಸ/ಮಂಜೂರಾತಿ/ಆದೇಶ/2014-15 ದಿನಾಂಕ: 21-05-2014 ರಲ್ಲಿ ಮಂಜೂರಾದ ಯೋಜನೆಯ ಪ್ರಕಾರ ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕಾಗಿ ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ಪಡೆಯಲಾಗಿದೆ.

(ಎಂ.ಆರ್.ಚಂದ್ರಶೇಖರ್)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ದಿನಾಂಕ: 21/5/14

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPERAIRE
9	VENTILATOR	V2	780 X 1220	ALUMINIUM OPERAIRE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1810 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 4922 0000
E-mail: architects@sobha.com

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

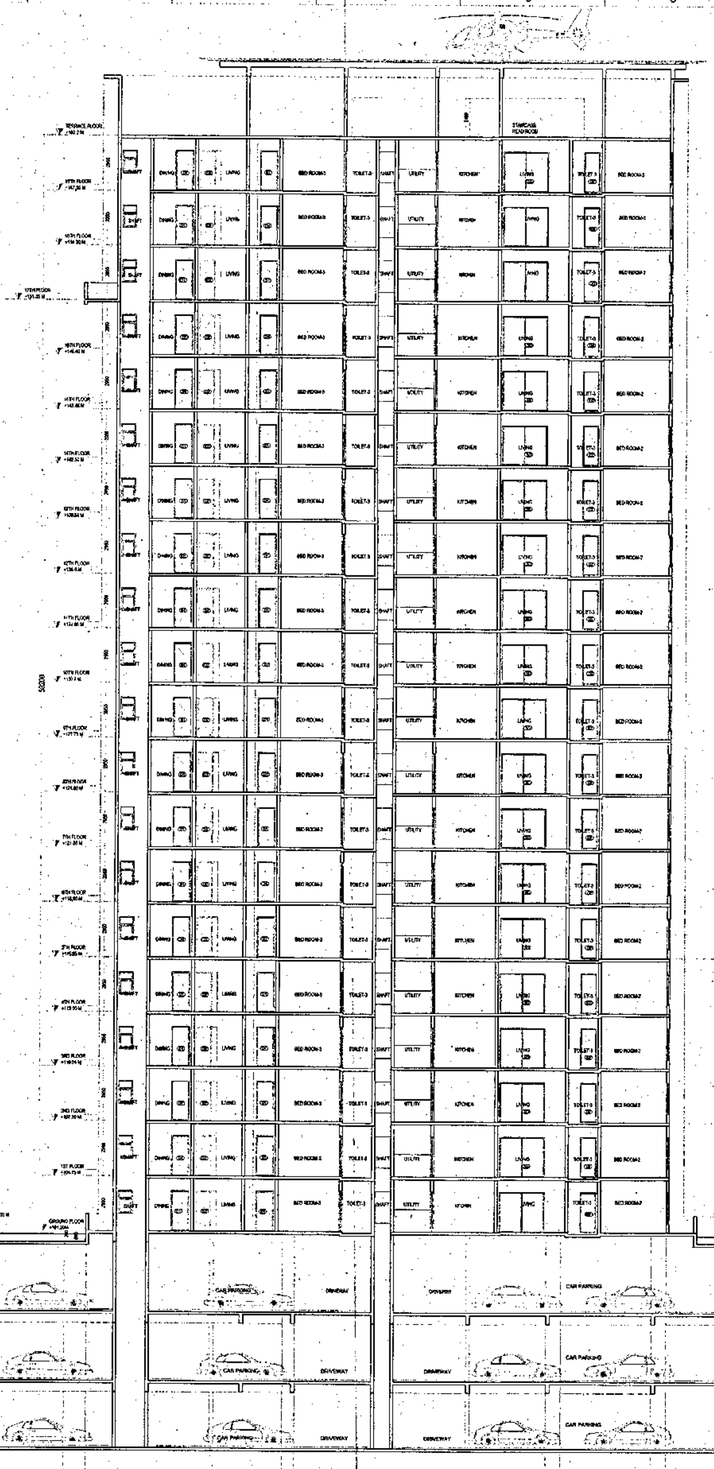
JOB TITLE

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

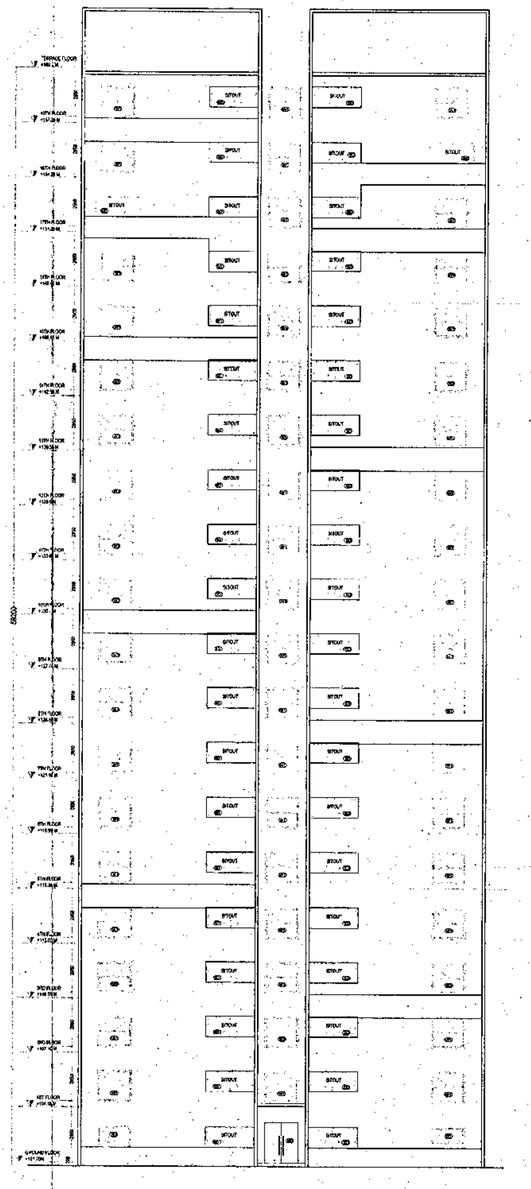
DRAWING TITLE

BLOCK -1
WING 5
FLOOR PLANS

SHEET NO : 11



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



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

BBMP / Addl Dir / JD (S) / LP 0012/12-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING.
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF
   Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF
   & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Owner/consultant/Developer should ensure that the occupancy of water supply, sanitary and power supply has to be paid to BWSSB and BESCOM if any.
5) Necessary space for running hose cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be removed after the construction.
7) The applicant shall ensure all workmen employed in the construction work against any accident / unforeseen incidents arising during the time of construction.
8) The applicant shall not store any building materials / debris on footpaths or on roads or on drains. The debris shall be removed and transported to the dumping yard.
9) The Apartment / bunglow is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Dis. & O) code leaving 3.00 mts. from the building within the premises.
11) The applicant shall provide a separable room preferably of 3.50 x 3.05 m in the basement for installation of telecom equipment and shall to make provisions for telecom services as per Bye-law No. 25.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Assistant in the first instance, warned in the second instance and cancel the registration if the cause is repeated for the third time.
17) The block permanent, discreet and owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.4) under sub section IV-B (e) to (k).
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 ground floor and in the case of columner structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Occupation or reoccupation of the building shall start within two years and completed before the expiry of five years from the date of issue of licence & shall apply for permission to occupy the building site as completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting norms prescribed in National Building Code and in the Criteria for earthquake resistant design of structures' (vide No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
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 – 33) of Building Rules-1983 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security man and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be issued only after ensuring that the provisions of conditions vide Cl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours at the vicinity of construction and that the construction activities shall stop before 06 PM to avoid Nuisance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed at the Premises possessing solid waste processing capacity mentioned at site for de novo / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above in all up area for Commercial building).
31) The electricals with fluctuations to be designed for structural stability and safety to ensure for soil investigation during the course of excavation by boreholes with safe design for retaining walls and safer structure for the safety of the structure as well as neighbouring property public roads and footpaths, and barricade ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TCPI certificate should be produced at the time of obtaining Occupancy Certificate (75% of the said area).
36) The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced by the corporation and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire measures installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection on the system wise and overhaul operation of Electrical installations / lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – drills in the buildings, one before the onset of summer and another during the summer and assure pump set, safety arrangement of fire hazards.
40) All above conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases the plan sanction is deemed cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM CE/ AAV/ AE/ EL1 / EL1.1/ KA/ BBMP/ LOC/ 0012/ 2013, dated: 01.04.2013

1. Registration of any Form / Builder / Owner / Contractor and the construction workers working in the constructions are with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration or establishment and list of construction workers employed at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to expedite the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also enforce the changes if any of the list of workers engaging by him
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction workers in his or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the 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 / in 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 shall be cancelled automatically and legal action will be initiated.

8. NOC Details:

Sl. No.	Name of the Authority	Reference no. & Date	Conditions imposed
1.	Fire & Emg. Department	GSC (1) NOC/01-8 dt. 09.08.2012	Above conditions imposed in the letter should be strictly abided
2.	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3.	KSPCB	Acknowledgement dt. 22-11-2013	
4.	BIAL	BIAL/ 206 / CON / 2013 dt. 03-10-2013	
5.	BWSSB	Acknowledgement dt. 28.08.2013	
6.	BESCOM	CE (E&M)/SE(O)/EE(O-1)/BC/713-81 dt. 09-09-2014	
7.	BSNL	AGM (TR-II)/BBMP/ 14-15/ dt. 24-09-2014	
8.	Development Pub approved from BDA	BDA/PMIDC/F.4413/14-15/ dt. 23.10.2014	
9.	Change of Land Use from BDA	BDA/TP(N)/LC/0109/ 2-14/2015/ 5-14 dt. 22.10.2015	

10. The Applicant has paid the fee vide Receipt No. TPL/BTP5/UT/01/2014-15/May/0025 dated: 30-06-2014 for the following:-

1. Licence Fees	: 1,48,96,950.00
2. Ground Rent	: 74,98,500.00
3. Betterment Charges	
a) For Building	: 2,58,324.00
b) For Site	: 40,13,424.00
4. Security Deposit	: 1,50,04,000.00
5. Plan cum & Compound wall charges	: 2,63,000.00
6. 1% Labour Cess for Administrative charges	: 1,87,100.00
TOTAL	: 4,90,99,521.00
	SAY Rs. 4,90,99,000/-

(Rupees Four crores Ninety lakhs only)

7. Labour Cess Rs. 1,85,98,000/- vide D D No. 220016 dt 29-05-2014 AXIS BANK BANGALORE Branch.

NOTE: 1) The sanction is subject of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 7522/2010 (S-BDA), however, fee is subject to clearance for Hon'ble High Court of such order in future / decision on the matter in the said project.

2) Payment of balance fee for sanction of this plans is subject to result of W.P. No. mentioned in 2nd column.

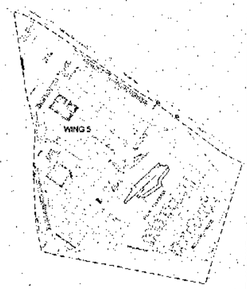
ಮಂಜೂರಾತಿ ಪತ್ರ :

ಸದ್ಯ ಮಂಜೂರಾತಿಯನ್ನು ಕೋರಿ ಅರ್ಜಿಯನ್ನು ಈ ಕಛೇರಿಯ ದಿನಾಂಕ 13/05/14 ರಂದು ಸ್ವೀಕರಿಸಿದ್ದು ಈ ಅರ್ಜಿಯನ್ನು ಪರಿಶೀಲಿಸಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಮಂಜೂರಾತಿಯನ್ನು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಮಂಜೂರಾತಿಯನ್ನು ನೀಡಲಾಗಿದೆ. ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯಲು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿಯಲ್ಲಿ ಹಾಗೂ ಅಫಿಡವಿಟ್‌ನಲ್ಲಿ ತಿಳಿಸಿರುವ ಮಾಹಿತಿಯು ಸುಳ್ಳಾಗಿದ್ದಲ್ಲಿ ಮಂಜೂರಾತಿಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು. ದಿನಾಂಕ: 21/05/2014 ರಂದು 23/5/2014 ರಂದು ಅಂತಿಮ ಮಂಜೂರಾತಿಯನ್ನು ನೀಡಲಾಗಿದೆ.

(ಜಂಟಿ ನಿರ್ದೇಶಕರ (ಪಶ್ಚಿಮ) ಪರವಾಗಿ)

ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2400 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	760 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	W3	760 x 1680	ALUMINIUM
11	WINDOW	W1	1530 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1020	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN.....

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.....

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560 103, INDIA
TEL: 49320000
E-mail: architects@sobha.com

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

JOB TITLE.

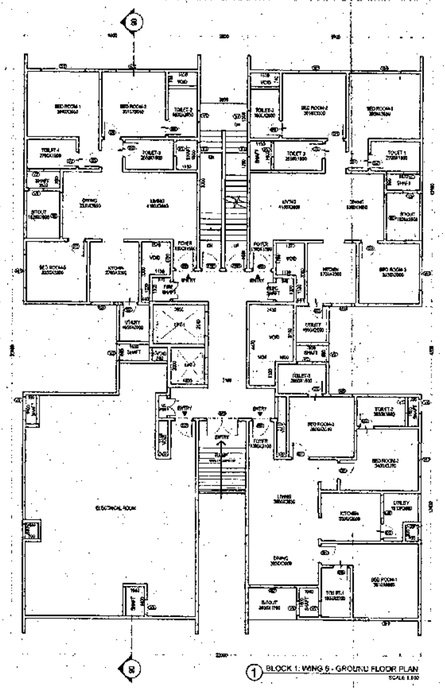
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

BLOCK -1
WING 5

SECTION ELEVATION

SHEET NO. : 12


BED ROOM 1
BED ROOM 2
BED ROOM 3
TOILET 1
TOILET 2
TOILET 3
TOILET 4
LIVING
DINING
KITCHEN
UTILITY
SHAFT
ELECTRICAL ROOM
SERVICE ROOM
SHOP 1
SHOP 2
SHOP 3
SHOP 4
SHOP 5
SHOP 6
SHOP 7
SHOP 8
SHOP 9
SHOP 10
SHOP 11
SHOP 12
SHOP 13
SHOP 14
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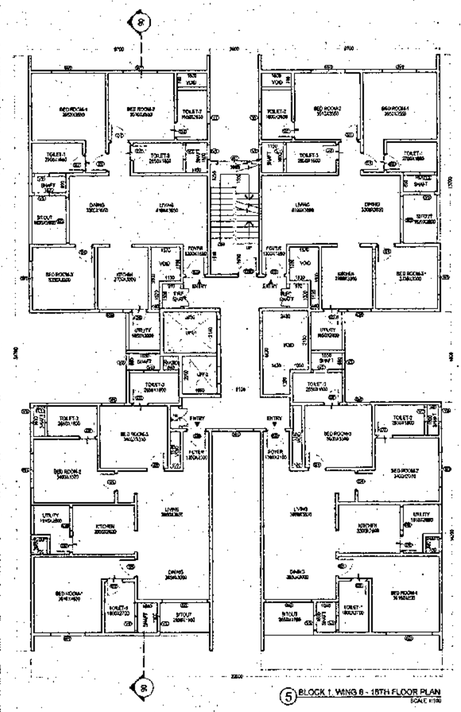
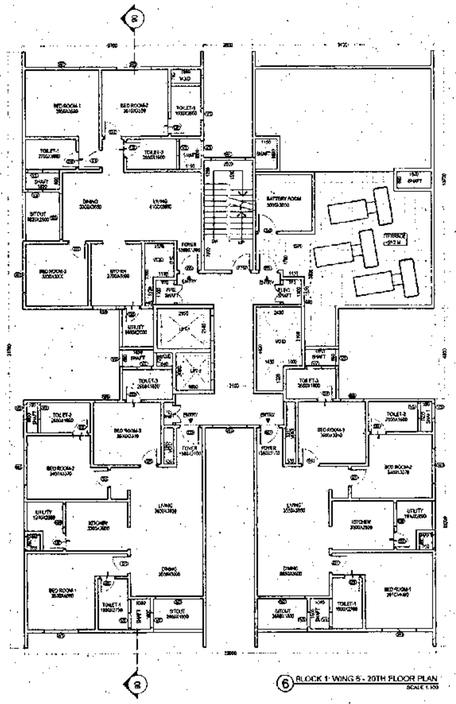
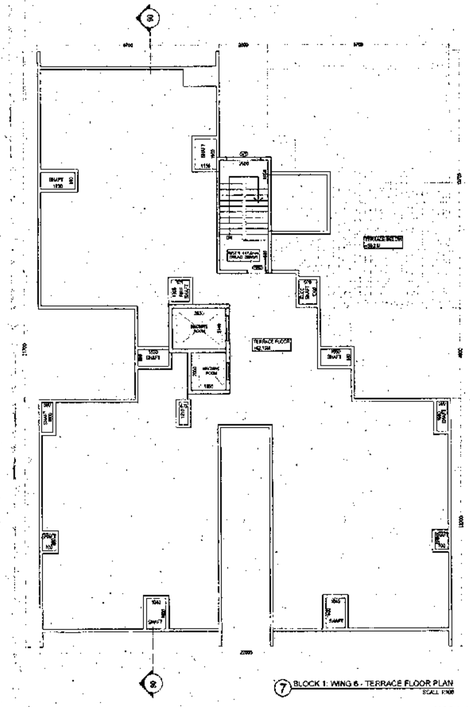
SHOP 16
SHOP 17
SHOP 18
SHOP 19
SHOP 20
SHOP



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



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



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

BLOCK 1: WING 6 - TOTAL APARTMENT NOS = 82

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

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - SB+G+20 UF & Wing 5 - SB+G+19 UF Wing 7, 9, 10 & 11 (B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF.
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) SBF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall assure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
   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.
8) The applicant / builder is prohibited from raising the setback area / open spaces and the common facility areas, which shall be accessible to all the residents and occupants.
9) The applicant shall provide a space for locating the earthpit/s, sump/s & associated equipment as per K.E.R.C (EA & C) code leaving 3.00 mts. from the building within the premises.
10) The applicant shall provide a separate room, preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law no. 28.
11) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
12) The approved plan/s are to be strictly adhered to in the execution of the work.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building licence and the copies of sanctioned plans with specifications shall be preserved on a mutilated and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws and duties in terms, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law no. 9 (c) under sub section IV-B (a) to (k).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or plinth before initiation of walls on the foundation and in the case of columned structure after erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of two years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall assure 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' covering IS: 1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquakes
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 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 advocate chairs 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 condonable vide SI. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the Neighbours in the vicinity of construction and that the construction activities shall stop before 08.00 PM to avoid hindrance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated and organic and inorganic waste and should be processed in the Recycling processing unit prepared adequate enough to cater for its use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
31) The structure with basement/s shall be designed for structure stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEAA-KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all High rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the sale areas)
36) The owner / Association of highrises building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations i.t.o. etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years
39) The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in the event of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide APPENDIX-I(SEE RULE 3(1)(a)) Vide No. LaE 581 LCW 2014, dated: 21-04-2014

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

Note:

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

8. NOC Details:

Sl. No	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	NOC(1) 564/2013 dt. 03-05-2014.	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 25-1-2013	
4	TERA	TERA/ NOC/ 2013-14, dt. 15-10-2013	
5	BWSSB	Acknowledgement dt. 28-08-2013	
6	BESCOM	CE (TP&RD)/SE(A&E-4)/EE(TB7)-61 dt. 23.02.2014	
7	AERA	AAI/ITPO/ BDSS/ 14/WB-24010 dt. 30.1-01-2013	
8	Development Plans approval from BDA	BDA/PRMDP-449/13-14/EBP/13-14 dt. 21/05/2014	
9	Change of Land Use from BDA	BDA/PRM.CLU/0023-13/EBP/13-14 dt. 22-10-2013	

9. The Applicant has paid the fee vide Receipt No. 1RUDTPS/1/TR/2014-15/May/0529 dated: 20-06-2014 for the following:-

1.	Licence Fees	: 2,45,66,660.00
2.	Ground Rent	: 74,26,380.00
3.	Betterment Charges	
	a) For Building	: 2,09,024.00
	b) For Site	: 46,14,824.00
4.	Security Deposit	: 183,04,800.00
5.	Plan copy & Compounding wall charges	: 7,60,400.00
6.	1% Labour Cess for Administrative charges	: 1,81,032.00
	TOTAL	: 4,76,54,331.00
		SAY Rs. 4,80,00,000/-

(Rupees Four crores Eighty lakhs only)

7. Labour Cess Rs 1,95,00,000/- Vide D.D No. 226316 dt.20-05-2014,AXIS BANK BANGALORE Branch

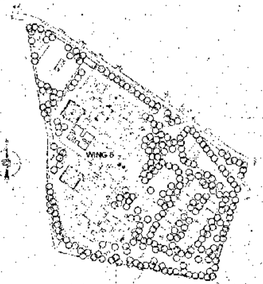
NOTE: 1) The demand for payment of Park & Open Space fee is quantified as per the orders of Hon'ble High Court vide WP No. 26251/2010 (LB-BMP), however fee is subject to condition for maintenance of such park in future, based on the outcome of the final court orders.
2) Payment of balance fee for sanction of this plans is subject to result of WP No. 49060/2005 & 22924/2006.

ಮೂಲ ಪ್ರತಿ :

ಶ್ರೀ ಹೆಂಚಾಲಾಧಿಕಾರಿಯವರು ಇವರ ಆದೇಶದ ಅನ್ವಯ ದಿನಾಂಕ 13/05/2014 ರಂದು ಅರ್ಜಿ ಸಂ. R(L) 2020/14 ಅಡಿ ಪರಿವರ್ತನೆಗೊಂಡಿರುವ ಆ.ನಿ.ಪ್ರ.ಸಂ.ಬಿಡಿಎ/ಅ1/15-16 ದಿನಾಂಕ 23/05/2014 ಅನ್ವಯ ಪಟ್ಟ ಪರಿವರ್ತನೆಯಾಗುವ ವಿವರಗಳಿಗೆ ಪ್ರಸ್ತುತ ಲೇಔಟನ್ನು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ 23/05/2014 ರಂದು ಅನುಮೋದಿಸಲಾಗಿದೆ.

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ಭೂ ಪರಿವರ್ತನೆ)
ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ಉಪವಿಭಾಗ
ಬೆಂಗಳೂರು.

KEY PLAN
NTS



SCHEDULE OF OPENINGS

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

OWNER'S SIGNATURE

SIGN.....

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

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

ARCHITECTS :

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

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

JOB TITLE

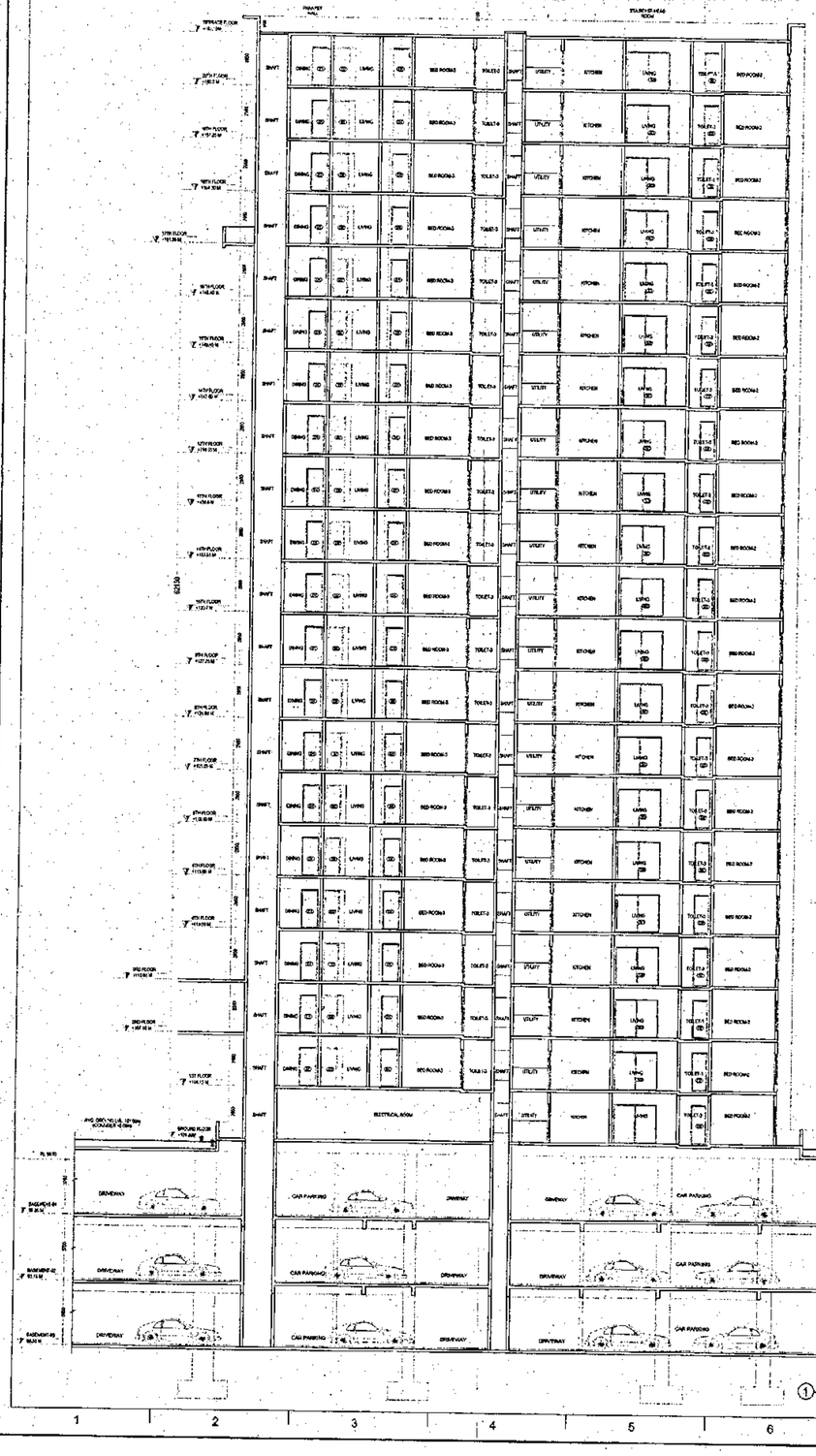
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

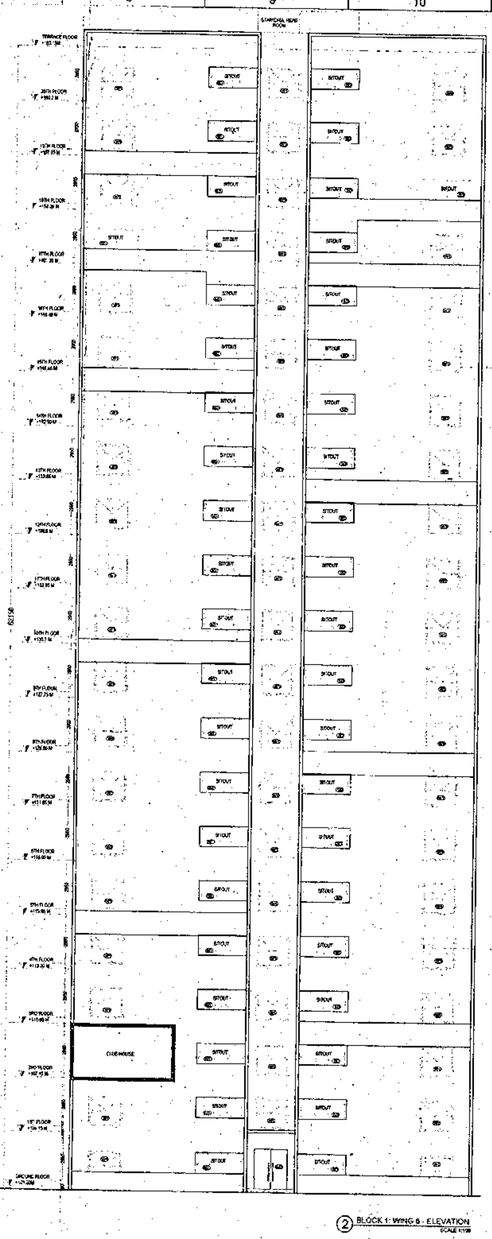
BLOCK -1
WING 6

FLOOR PLANS

SHEET NO. 14



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



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

BBMP / Addl.Dir / JD (S) / LP 9517/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
a) Construction of Block 1 Wing 1 to 4, 6 & 8 - 3BHG+20 UF & Wing 5 - 3BHG+19 UF
Wing 7, 9, 10 & 11 BHG+21 UF Wing 12 Club House G+2 UF, Block 2 : G+1 UF
& Block 3 - G+1 UF.
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use
3) Site and Surface area reserved for car parking shall not be converted for any other purpose
4) Development charges towards increasing the capacity of water supply, sanitary and power mains has to be paid to BWSSB and BESCOM if any.
5) Necessary units for running telephone shall be provided on ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall ensure all workmen involved in the construction work against any accident / untoward incidents arising during the work at construction.
8) The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder / developer shall maintain during the activity, safe approaches and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the electrical transformers & associated equipment as per K.E.B.C (Cl. 4 D) code leaving 3.00 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Byelaw No. 29.
12) The developer shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the licensed premises.
The building name and the details of sanctioned plans with specifications shall be projected on a frame and displayed and they shall be made available during inspections.
16) If owner / builder / developer contravenes the provisions of Building Byelaws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancelled the registration if the same is repeated for the third time.
17) Technical personnel, architect or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Byelaw No. 3.6) under sub section 6) d) (ii) to (v).
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 on the case of columns, floor/lintel level after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed within the period of five years from the date of issue of licence. It shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supply not 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 plan (No.R(L)R)
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and as per "Criteria for earthquake resistant design of structures" bylaws 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 Byelaw No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 21) of Building Bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of condition's vide Sr. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall avoid fabrics 04:00 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 units required (specially insulated at site for its reuse / disposal (Applicable for Residential units of 50 and above and 5000 Sqrs and above built up area for Commercial buildings).
31) The structures with basements shall be designed to maximize stability and safety to ensure for soil stabilization during the course of excavation for basements, with care enough for retaining walls and supports for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be obtained before starting of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (15% of the total area).
36) The Owner / Association of high rise building shall obtain clearance certificate from Fire Force Department with Fire inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal obtained once in two years.
37) The Owner / Association of the high rise building shall get the building inspected by competent agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an efficient fire shift shall be submitted to the enquiry officer and Fire Force Department every year.
38) The owner / Association of high rise building shall obtain clearance certificate from the Electrical inspectorate with their 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 fire permission issued every two years.
39) The Owner / Association of the high rise building shall conduct two mock – drills in the building, one before the arrival of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts or pending court cases, the plan sanction is deemed cancelled.
Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM (CE/ 44 / LW / 14) dtd:11 Words: EIGHTEEN(18) Dated: 01-04-2013
1. Registration of Appointment / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned Asst. Engineer. It should be ensured the redressement and ensures the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Notes:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the Builder / Contractor to the Labour Department when so mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any 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 thereon cancelled automatically and legal action will be initiated.

8. NOC'S OBTAINED

Sl. No.	Name of the Statutory Organisations	Reference No. & Date	Conditions / remarks
1	Fire & Rescue Department	GAD (1) 386/2013 dt: 05.03.2014	As per compliance enquired in the letter dtd:05.03.2014
2	Airport Authority of India	Acknowledgement dt: 17-1-2013	Statutory Body should be adhered to
3	KSPCB	Acknowledgement dt: 23-1-2013	
4	BDA(A)	BDA/ JDC/ COM/ 2013-14/ 10-10-2013	
5	BWSSB	Acknowledgement dt: 29-09-2012	
6	BESCOM	CE (T) BNG/SE(UGC)/EE-4/ 4476/ TR-83 dt: 22-02-2014	
7	KSNA	NOA/ITP/2/2013-14/AAI/3145/ dt:@ 80.0 m AMSL	
8	Developmental Plan approval from BDA	BDA/TP/NOC/ 446/2013-2014/ 1218 dt: 21.05.2014	
9	Change of Land Use from BDA	BDA/TP/NOC/LUC/0513/ 18/2013-14 dt: 22.10.2013	

10. The Applicant has paid the fee vide Receipt No. TPU/DTP/SU/181/2014-15/Mcy/0629 dated: 25-06-2014 for the following:-

1.	Licence Fees	1,44,98,980.00
2.	Ground Rent	74,98,240.00
3.	Betterment Charges	
	a) For Building	3,85,02,400
	b) For Site	65,76,224.00
4.	Security Deposit:	1,60,34,900.00
5.	Plan Scrutiny & Compound wall charges	2,03,800.00
6.	Vide Estimate Order for Administrative charges	1,67,2[illegible]0.00
	TOTAL	4,89,98,324.00
		Rs. 4,90,00,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 226016 dt:30-05-2014,A/c:5 BANK BANGALORE Branch.

NOTE: 1) The amount for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P. No. 28014/2014 (LB-BMP). However, the is subject to clearance for non-issue of such cess in future, based on the outcome of the final court orders.
2) Payment of balance fee for sanction of this plans is subject to result of W.P. No. 45866/2006 & 54661/2008.

ಮೂಲ ಪ್ರತಿ :

ನಿಮ್ಮ ಮನವಿಪತ್ರಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಅರ್ಜಿದಾರರ ದಿನಾಂಕ 13/05/2014 ಅನ್ವಯ ಬಿಬಿಎಂಪಿ ಅಧಿನಿಯಮ, ಕಲಂ 321(1) ರಡಿಯಲ್ಲಿ ಅಧಿಕಾರ ಚಲಾಯಿಸಿ ದಿನಾಂಕ 28/05/2014 ರಂದು ಕಟ್ಟಡ ಪರವಾನಿಗೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿದೆ.

ಕಟ್ಟಡ ಪರವಾನಿಗೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿರುವುದಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಅರ್ಜಿದಾರರ ದಿನಾಂಕ 23/05/2014 ರಂದು ಸಲ್ಲಿಸಿರುವ ಮನವಿಯಲ್ಲಿ ಕೋರಿರುವಂತೆ ಕಟ್ಟಡ ಪರವಾನಿಗೆಯನ್ನು 28/05/2014 ರಿಂದ 27/05/2016 ರವರೆಗೆ ವಾಯಿದೆ ಪರವಾನಿಗೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿದೆ.

ಜಂಟಿ ಆಯುಕ್ತರು (ದಕ್ಷಿಣ)

KEY PLAN
NTS

SCHEDULE OF OPENINGS

NO.	DESCIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1930 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 X 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 X 1020	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 40300900
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 15
	REV.NO.

JOB TITLE

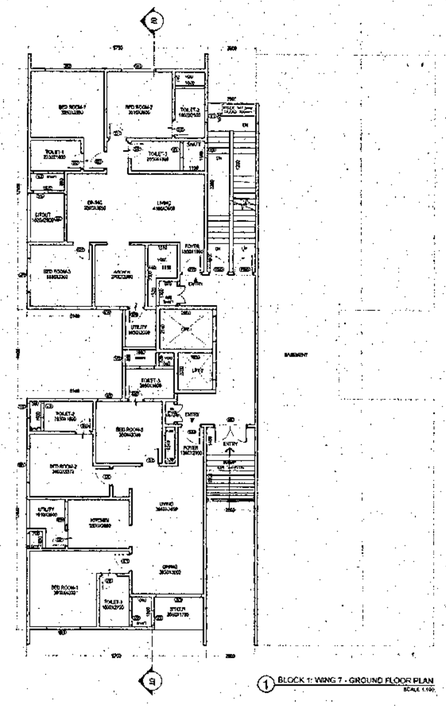
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/ 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO..192

DRAWING TITLE

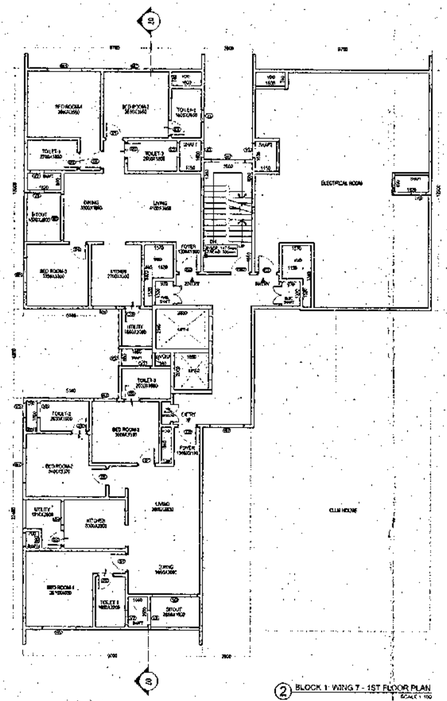
BLOCK -1
WING 6

SECTION ELEVATION

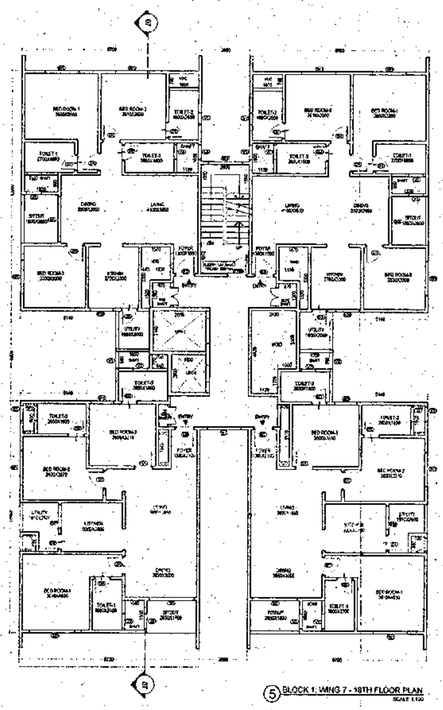
SHEET NO : 15



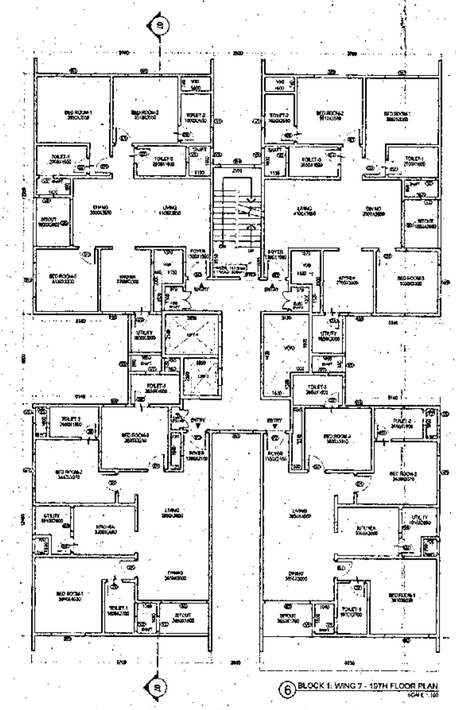
1 BLOCK 1: WING 7 - GROUND FLOOR PLAN
SCALE 1:100



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



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



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

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
   a) Construction of Block-1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Requirement charges towards increase in the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cockets at ground level for postal services & space for running cables within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall assure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall use stack only 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, as well as accessories to all the tenants and occupants.
10) The applicant shall provide a space for housing the distribution transformers & associated equipment as per K.E.R.C (Ea & D) code leaving 2.00 mts. from the building within the premises.
11) The applicant shall prepare a separate room preferably 4.50 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12) The applicant shall maintain during construction such sanitation as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for during trees before the commencement of the work.
15) Licensed and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be produced on all forms and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Assistant / Executive Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancels the registration if the same is repeated for the third time.
17) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.8) under sub section IV-B (a) to (c).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columns, structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a)
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building Bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common room in the ground floor for the use of the workers / servants / drivers and security men and also entrance shall be appreciated through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl No 23, 24, 25 & 26 are complied in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 PM to avoid hindrance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing solid requested capacity installed at site for its recycle / disposal (Applicable for Residential units of 10 and above and 5000 Sqrs and above built up area for Commercial buildings)
31) The structural work basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements/ with safe design for retaining walls and proper structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe temporary walls.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Occupancy Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TCP certificate should be produced at the time of obtaining Occupancy Certificate (6% of the plot area).
36) The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department, with due stipulations regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
37) The Owner / Association of the high rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation duly Fire Force department every year.
38) The owner / Association of high rise building shall obtain clearance certificate from the Electrical Inspectorate vide due intimation by the department regarding working condition of electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the start of summer and another during the summer and ensure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, the building could cause the plan sanction is deemed cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM TO CLE NO.07 LAE(P) Vasthi 2013, Bangalore Dated: 01-04-2013

1. Registration of Applicants / Builders / Developers and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall employ a construction worker in his site or work place who is not registering with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

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

II MOC Details

Sr. No.	Name of the Consulting Department	Reference No. & Date	Comments received
1	Fire Force Department	CBC (1) 566/2013 dt: 12-05-2014	As the condition imposed in the NOC are complied to the satisfaction
2	Airport Authority of India	Acknowledgement dt: 19.11.2013	Where no objection
3	KSPCB	Acknowledgement dt: 23.11.2013	Where no objection
4	BWSSB	SE1&II /JDS /CON /2013-14/ 513-2013	
5	BWSSB	Acknowledgement dt: 26.09.2013	
6	BESCOM	DE-1/ARE/CE(ASE-4)/497/2013-01 dt: 23.09.2014 AEE(E-1)/TL-3/CR13-14/1483-84/90 dt: 29.01.2014	
7	BSNL		
8	Development Plan sign & seal from BDA	BDA/PRMO/LP-Plan/15 / 1668/2013-14 dt: 21.09.2014	
9	Change of Land Use from Sericulture to Residential	BDA/TP(NE)/LUC-05/13-14/CR-5/14 dt: 22.10.2013	

12. The Applicant has paid the fee vide Receipt No. TP/JO/PLU/781/2014-15/May/0029 dated: 30-04-2014 for the following:-

1.	Licence Fees	1,46,95,000.00
2.	Ground Rent	74,96,300.00
3.	Betterment Charges a) For Building	2,66,024.00
	b) For Site	46,41,824.00
4.	Security Deposit	1,83,04,800.00
5.	Plan scan & Commencement water charges.	3,03,800.00
6.	1% Labour Cess for Administrative charges	1,97,922.00
	TOTAL	4,84,95,671.00
		SAY Rs. 4,85,00,000/-

(Rupees Four crores Eighty Sixty lakhs only)

7. Labour Cess Rs. 1,95,00,000/- vide D.D No. 226016 dt:29-03-2014,AXIS BANK BANGALORE Branch.

NOTE: 1) The Revised NOC obtained vide Lr.No. BDA/PRMO/LP-Plan/15/1668/2013-14 dt: 21.09.2014 is subject to the condition that the applicant shall submit the NOC from the Forest Department.

2) The Revised NOC obtained vide Lr.No. BDA/TP(NE)/LUC-05/13-14/CR-5/14 dt: 22.10.2013 is subject to the condition that the applicant shall submit the NOC from the Forest Department.

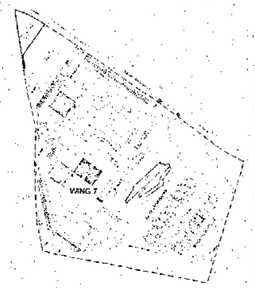
ಮೂಲ ಪತ್ರ:

ಸದ್ಯ ಮಂಜೂರಾಗುತ್ತಿರುವ ಮಂಜೂರಾತಿ ಆದೇಶವು ದಿನಾಂಕ 13/05/2014 ರಂದಿರುವ ಅಂತಿಮ ಮಂಜೂರಾತಿ ಆದೇಶಕ್ಕೆ ಅನುಬಂಧವಾಗಿರುತ್ತದೆ. ದಿನಾಂಕ 24/05/2014

ಸದ್ಯ ಈ ಮಂಜೂರಾತಿಯಲ್ಲಿ ಪ್ರಸ್ತಾಪಿಸಲಾದ ಅಂಶಗಳು ಯಾವುದೇ ಕಾರಣಕ್ಕೂ ಮೂಲ ಮಂಜೂರಾತಿಯಲ್ಲಿ ದಿನಾಂಕ 24/05/2014 ರಂದು ಮಂಜೂರಾದ ಅಂಶಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿರುವುದಿಲ್ಲ. ದಿನಾಂಕ 24/05/2014 ರಂದು ಮಂಜೂರಾದ ಅಂಶಗಳನ್ನು ಯಥಾವತ್ತಾಗಿ ಪಾಲಿಸತಕ್ಕದ್ದು.

(ಅಂತಿಮ ಮಂಜೂರಾತಿ ಆದೇಶ)

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2350	WOODEN
3	FIRE DOOR	FSD	1050 x 2350	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2400 x 2150	GLASS
7	VENTILATOR	V1	600 x 600	ALUMINIUM FIXED
8	VENTILATOR	V1A	600 x 600	ALUMINIUM OPENABLE
9	VENTILATOR	V2	760 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	760 x 1600	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2630 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1730 X 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1150 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN... H.R. Chandrashekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 4302000
E-mail: architects@sobha.com

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

JOB TITLE

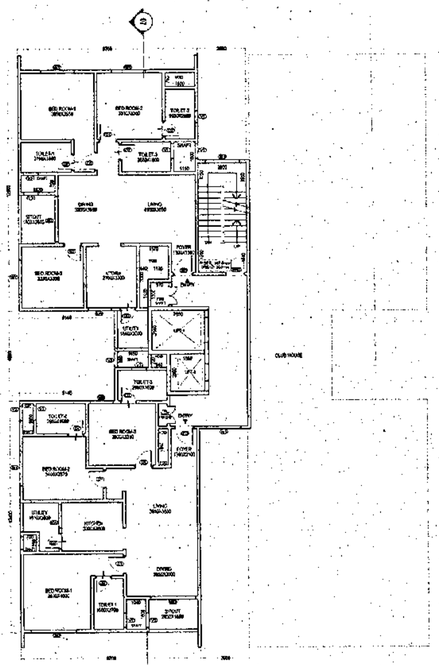
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21/27/, 15/1, 15/2, 16/1 A,B,C & 16/2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

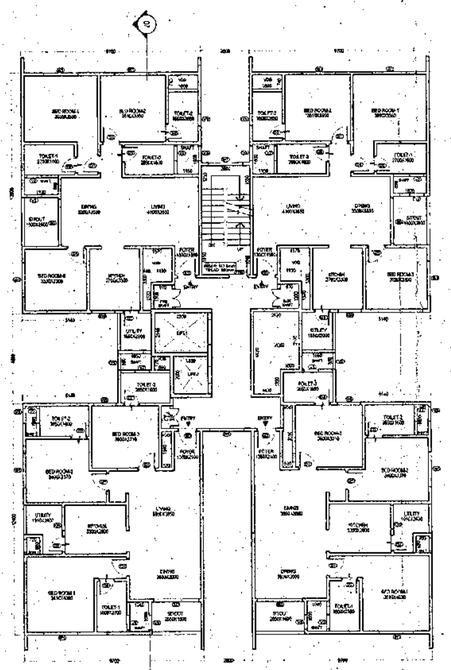
BLOCK -1
WING 7

FLOOR PLANS

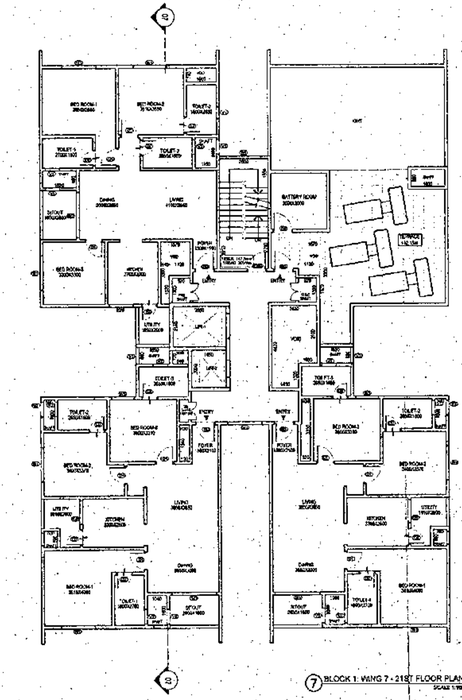
SHEET NO : 16



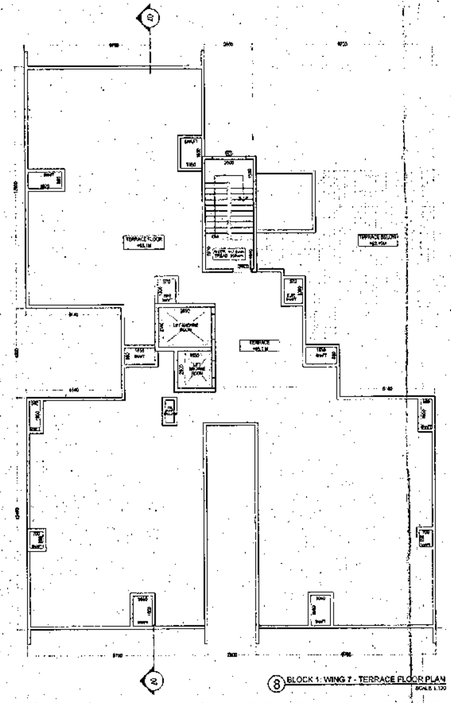
3 BLOCK 1: WING 7 - 2ND, 3RD, 4TH FLOOR PLAN
SCALE 1:100



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



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



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

BLOCK 1: WING 7 - TOTAL APARTMENT NOS = 77

BBMP/Addl.DirT.I.JD.(S)/LP/0012/13-14

Conditions:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING**
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+S+G+20 UF & Wing 5 - 3B+S+G+19 UF Wing 7, 9, 10 & 11 B+S+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary duct/s for running telephone cables, cubicles at ground level for postal services & space for planting garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen employed in the construction work against any accident / unforeseen incidents during the time of construction.
8) The applicant shall not stack any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to dump yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the mainstream transformers & associated equipment as per K.E.R.C (E & S) code leaving 3.00 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 35.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13) The applicant shall plant at least two saplings in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licensee and approved plans shall be posted in a conspicuous place of the licensed premises, The building licensee and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance warned in the second instance and cancel the registration if the same is repeated for the third time.
17) Technical personnel, proficient or competent as the case may be shall strictly adhere to the duties and responsibilities specified in Schedules – IV (Bye-law No. 3.6) under sub section IV-B (e) to (h).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of common structure when excavating the courses "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of two years from the date of issue of license & shall apply for permission to revalidate the sanction after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of rain water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a)
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" keeping the IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for this building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be made.
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 shall be appropriately through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after assessing that the provisions of conditions vide SI No. 23, 24, 25 & 26 are provided in the building.
29) The workers shall refrain from any noise pollution & as far as possible restrict the working hours in the vicinity of construction and shall the construction activities shall stop before 10.00 PM to avoid disturbance during late hours.
30) Garbage being / arising from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure no soil stabilization during the course of excavation for basements with safe design for retaining walls and slopes structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Essential shall from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be prepared by Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TCR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the BUA area).
36) The owner / Association of high/rise building shall obtain clearance certificate from Fire Force Department with due precaution regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and it shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the high/rise building shall get the building inspected by empanelled agencies of the Fire Forces Department to ensure that the fire equipments installed are in good & workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Forces Department every year.
38) The owner / association of high/rise building shall obtain clearance certificate from the Electrical Inspectorate with due regulation by the department regarding working conditions of Electrician installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the high/rise building shall construct two mock – Drills in the building, one before the onset of summer and another during the summer and ensure non-power safety in respect of fire hazards.
40) All other conditions / set down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDITIONAL DIRECTOR, LABOUR DEPARTMENT, BANGALORE-560025, 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 employ a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builders / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property or ownership.
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.

To NOC Details

SI No	Name of the Gateway department	Reference No. & Date	Conditions attached
1	Fire Forces Department	GBC (1) 556/2013 dtr 05-03-2014	All the conditions should be in the letter issued by the Statutory Body
2	AAI/IAA, HQRS of India	Acknowledgement dtr 17-11-2013	
3	KSPCB	Acknowledgement dtr 23-11-2013	Enclosed herewith
4	DEIAA	SEIAA 336 : ECM : 2013 dtr 20-12-2013	
5	BWSSB	Acknowledgement dtr 26-06-2013	
6	BESCOM	CE (E&M)/SE.(M)/EE-4/545/79/13-14 D.D.dtr 20.03	
7	BSNL	ADM ITP-DA/ENTS-MM/643/2013-14 dtr 30-8-2013	
8	Deviding Nala (If any approved)	BDA/TP/NOC-Layout/13-14/AJU/3514 dtr 21-03-2014	
9	Deviding Nala (If any) Line Burn BDA	BDA/TP/RED/Layout/13-14/3515 dtr 28-03-2014	
10	Change of Land Use Burn BDA	BDA/TP/RED/Layout/13-14/3515 dtr 28-03-2014	

11. The Applicant has paid the fee vide Receipt No. TP-JD/BSK/Tot/2014-15/May/6029 dated: 20-05-2014 for the following:-

1.	Licence Fees	: 1,40,00,000/-(D)
2.	Ground Rent	: 74,66,332/-(D)
3	Betterment Charges	
	a) For Building	: 3,99,804.00
	b) For Site	: 48,19,424.00
4.	Security Deposit	: 1,83,04,000.00
5	Plan copy & Compound wall charges	: 2,00,800.00
6.	1% Labour Cess for Administration	: 1,27,227.00
	TOTAL	: 4,99,58,331.00
		SAY Rs. 4,99,60,000/-

(Rupees Four crores Ninty lakhs only)

7. Labour Cess Rs. 1,91,68,200/- vide D.D No. 129618 dtr 20-05-2014 AXIS BANK BANGALORE Branch.

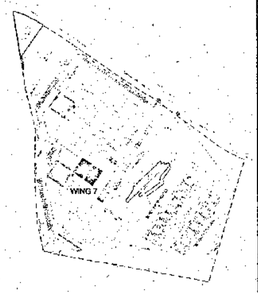
NOTE: 1) The demand for payment of Park & Open Space fee is questioned as per the orders of Hon'ble High Court in W.P. No. 25021/2010 (LB-BMP), however, this is subject to variation for rectification of such case in future, based on the outcome of the final orders passed.
2) Payment of Scrutiny fee for sanction of this plans is subject to result of W.P. No. 48606/2008 & 29602/2008.

ಮಂಜೂರಿ ಪತ್ರದ :

ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವರಿಂದ ಪತ್ರಕ್ಕೆ ಉಲ್ಲೇಖದಲ್ಲಿ ಇರಿಸಿದ ದಿನಾಂಕ 12/05/2014 ರಲ್ಲಿನ ಯೋಜನೆಯ ಅನ್ವಯ ಮಂಜೂರಿ ಮಾಡಿದ ದಿನಾಂಕ 23/05/2014 ಇವರಿಗೆ ಪತ್ರಕ್ಕೆ ಉಲ್ಲೇಖದಲ್ಲಿ ಇರಿಸಿದ ಪತ್ರದಲ್ಲಿ ಮಂಜೂರಿ ಮಾಡಿದ ಯೋಜನೆಯ ಅನ್ವಯ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಮಾಡಲು ದಿನಾಂಕ 23/05/2014 ರಿಂದ 22/05/2019 ರವರೆಗೆ ಅನುಮತಿ ನೀಡಿದೆ.

(ಅಡಿಷನಲ್ ಡೈರೆಕ್ಟರ್ ಆಫ್ ಟೌನ್ ಪ್ಲಾನಿಂಗ್)

KEY PLAN
NTS



SCHEDULE OF OPENINGS				
NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1900 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	PIPE DOOR	HDS	1050 x 2150	HS
4	DOOR	D1	900 x 2100	WOODEN
5	DOOR	D2	750 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPERABLE
9	VENTILATOR	V2	760 X 1730	ALUMINIUM OPERABLE
10	SHAFT WINDOW	W3	760 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1660	ALUMINIUM TOP HUNG
12	WINDOW	W2	2970 x 1660	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1670	ALUMINIUM TOP HUNG
14	WINDOW	WH	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	WS	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1150 x 1030	ALUMINIUM

E OWNER'S SIGNATURE

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

F ARCHITECTS SIGNATURE

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

ARCHITECTS :

G

SOBHA DEVELOPERS LTD.
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E-mail architects@sobha.com

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

H

JOB TITLE

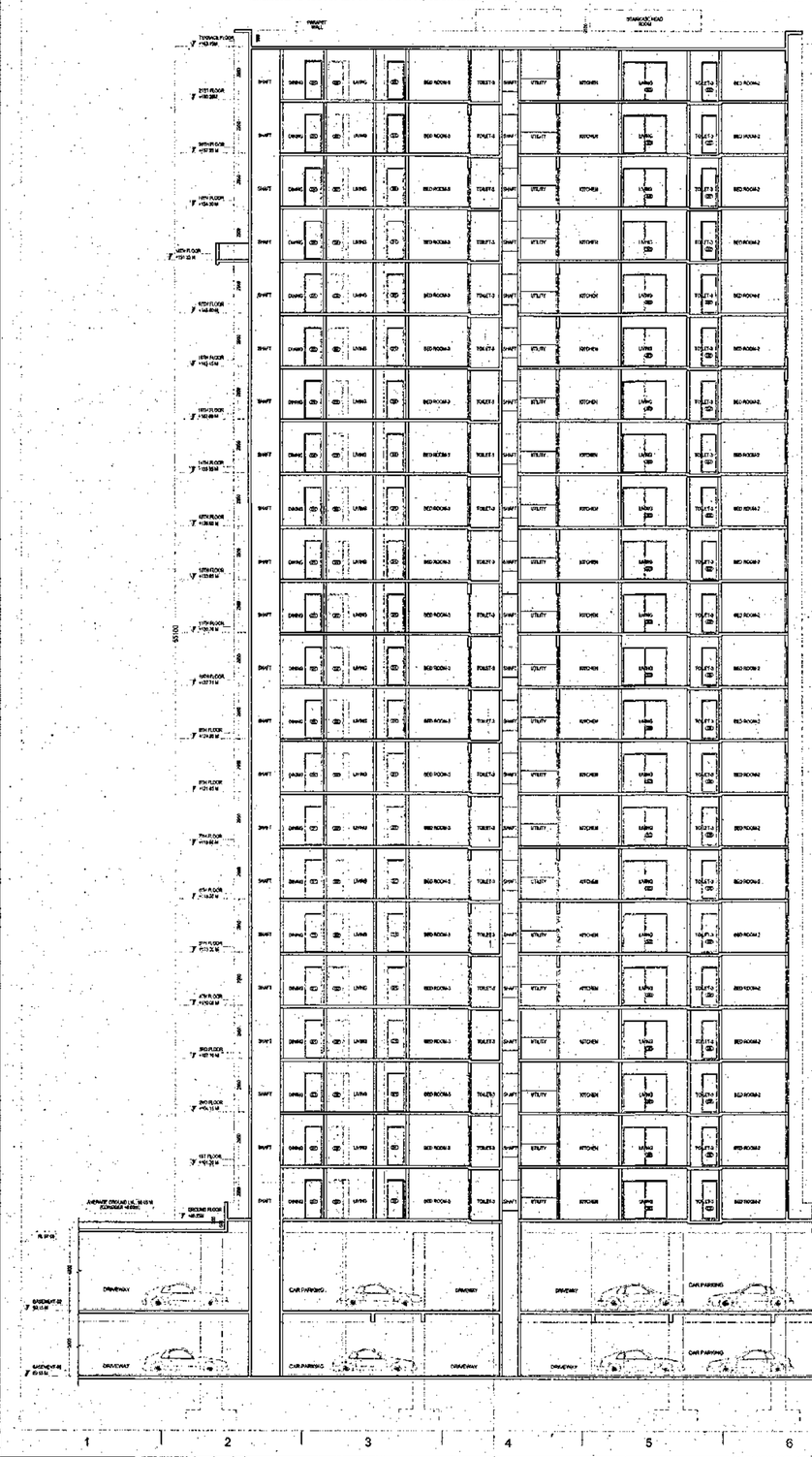
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 80/21 /27/, 15 /3, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

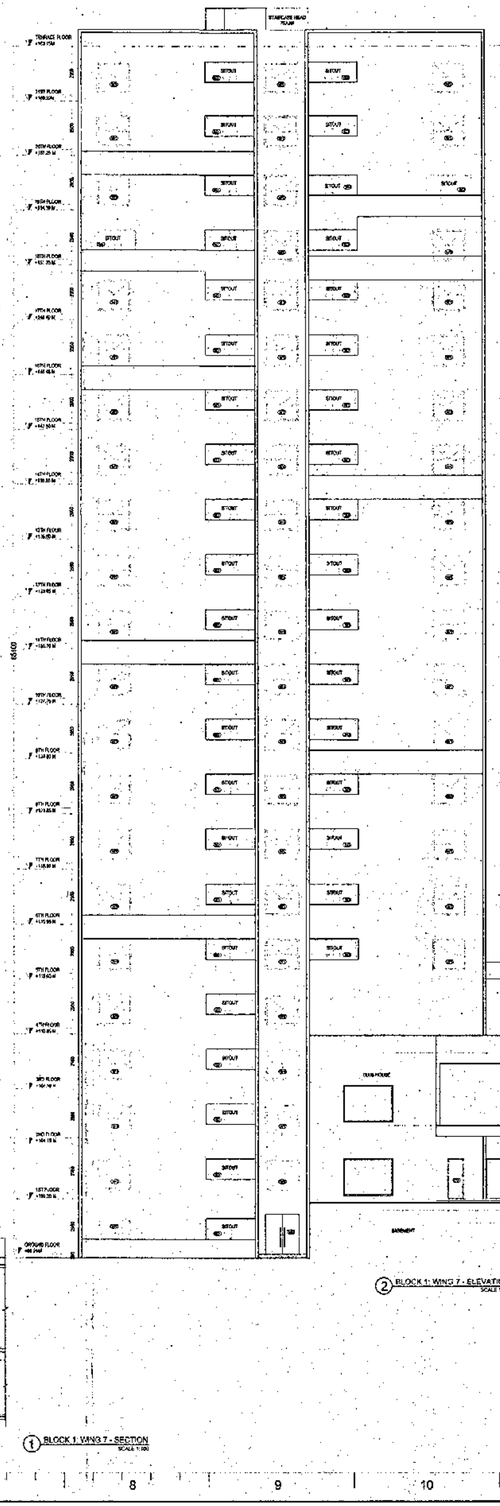
DRAWING TITLE

BLOCK -1
WING 7

FLOOR PLANS

SHEET NO : 17





Annexure I As per G.O. No. UDD 87 LAP 08 Dated 21-04-2012

Conditions:

1) Sanction is accorded for the proposed **RESIDENTIAL BUILDING:**
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - (B)+G+20 UF & Wing 5 - (B)+G+19 UF, Wing 7, 9, 10 & 11 (B)+G+21 UF, Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF.
2) Sanction is accorded for **Residential use** only. The use of the building shall not be diverted to any other use.
3) Stilt and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power supply has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for use of construction workers and it should be demolished after the construction.
7) The applicant shall ensure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not block any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to dater by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipments as per K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / installation etc. in & around site and
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the developed premises. The building license and the copies of sanctioned plans and specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architects / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration of the same is 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 (e) under sub section IV-B (a) to (s).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure after erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21a) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The Applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The buildings shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" (latest revision) IS 1893-2000 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The Applicant should provide solar water heaters as per table 17 of Bye law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security man and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped ones.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 08.00 PM to avoid disturbance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic wastes and should be processed in the recycling processing unit, required capacity installed in site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm of it above built up area for Commercial buildings).
31) The structures with certain extra shall be designed for structural stability and safety to ensure for and stabilization of the trees during the course of excavation for basements with safe design for retaining walls and basement structure for the safety of the structure as well as neighbouring property, public roads & all Columns and services ensuring safety of electrical and general supply by erecting RCC enclosures.
32) The consent for Excavation is from the Ministry of Environmental and Forest (MOEF) / SEAA / KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultants for all high rise structures where rules do not accrued from the Competent Authority if necessary.
35) TDR certificate shall be produced at the time of occupying Occupancy Certificate 25% of the said area.
36) The Owner / Association of high-rise building shall obtain compliance certificate from Fire Force Department with regard to provisions regarding working conditions of Fire Safety Measures installed. This certificate shall be produced to the concerned and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the high-rise building shall get the building inspected by competent supervisors of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation every year.
38) The owner / Association of high-rise building shall obtain clearance certificate from the electrical inspectorate with due inspection by fire department regarding working condition of Electrical installations / Lifts etc. This certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the high-rise building shall construct two check - inlets in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
40) All other conditions as shown by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any breach of the condition, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM NO.KE 26 LWA 2013, BANGALORE DTD:21-06-2013

1. Registration of Appointment / Builder / Owner / Contractor and the construction workers working at the construction site with the "Karnataka Building and Other Construction workers Welfare Board", should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers employed at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers employed by him.
4. At any point of time, the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

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

II. BESCOM & OTHERS

Sl. No.	Name of the Authority	Reference No. & Date	Comments received
1	Fire Force Department	KSFRS/(1)/NOC/2013 dt. 02-05-2014	All the conditions mentioned in the letter issued by the Authority shall
2	Airport Authority of India	Acknowledgement dt. 17-01-2013	
3	ASP(O)	Acknowledgement dt. 23-11-2013	Without Objection
4	AAI	SEIAA 326 ADM 2013 dt. 30-10-2013	
5	BWSSB	Acknowledgement dt. 25-06-2013	
6	BESCOM	CC / AE / EE / SEE-4 / 1495 / 14-15 dt. 29-05-2014	
7	BDA	BDA/TP/Plg/LP-0013/14/08/NOC-II dt. 05-11-2013	
8	Development Plan approved from BDA	BDA/TP/Plg/LP-0013/14/08/NOC-II dt. 27-11-2013	
9	Change of Land Use from BDA	BDA/TP/Plg/CLU/RP/0013/14/08/NOC-II dt. 22-10-2013	

III. The Applicant has paid the fee vide Receipt No. TPuD1PBU/01/2014-15/dtp/0029 dated. 29-04-2014 as the following:-

1.	License Fees	: 1,48,65,660.00
2.	Ground Rent	: 84,86,360.00
3.	Betterment Charges	
	a) For Roads	: 2,68,424.00
	b) For Sewage	: 46,16,124.00
4.	Security Deposit	: 1,51,34,850.00
5.	Plan copy & Commencement and visit charges	: 2,03,600.00
6.	1% Labour Cess for Administrative charges	: 1,10,120.70
	TOTAL	: 4,39,85,321.00
	SAY Rs. 4,40,00,000/-	

(Rupees Four crores Sixty lakhs only)

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

NOTE: 1) The amount for payment of Roti & Open Space fee is subjected to per the orders of Hon'ble High Court vide W.P. No. 35231/2010 (LB-BMP), however it is subject to condition for remittance of such cost in future based on the outcome of the final court orders.
2) Payment of balance fee for sanction of plan prior to hands of W.P. No. 49909/2008 & 29952/2008.

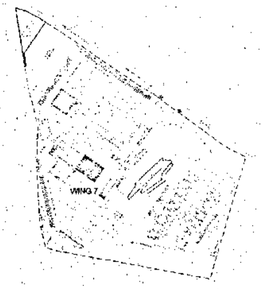
ಮಂಜೂರಾತಿ ಪತ್ರ :

ಸದ್ಯ ಮಂಜೂರಿಯಾಗುತ್ತಿರುವ ಕಟ್ಟಡವು ಅಂತಿಮವಾಗಿ ಅನಧಿಕೃತ ಎಂದು 17-05-2014 ರಂದು ಘೋಷಿಸಿ ಈ ಕಛೇರಿಯ ಪತ್ರ ದಿನಾಂಕ 29-05-2014 ರಲ್ಲಿ ಮಂಜೂರಿಯಾಗಿರುವ ಕಟ್ಟಡವನ್ನು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದವರು ದಿನಾಂಕ 9-05-2014 ರಂದು 28-05-2014 ರಂದು ಮಾಡಿರುವ ಮನವಿಯನ್ವಯ ಅನಧಿಕೃತ.

[ಪೂರಕ ಮಾಹಿತಿ ಅವಶ್ಯಕ]

ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಗಳ ಕಛೇರಿ
ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1200 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	ESE DOOR	HSD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 950	ALUMINIUM OPERABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPERABLE
10	SHAFT WINDOW	V3	780 x 1080	ALUMINIUM
11	WINDOW	W1	1830 x 1500	ALUMINIUM TOP HUNG
12	WINDOW	W2	2630 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1530	ALUMINIUM TOP HUNG
14	WINDOW	WA	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1200 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1530	ALUMINIUM

E OWNER'S SIGNATURE

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

F ARCHITECTS SIGNATURE

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

ARCHITECTS :

G
SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
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OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560 103, INDIA.
TEL : 45120000
E-mail: architects@sobha.com

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

JOB TITLE

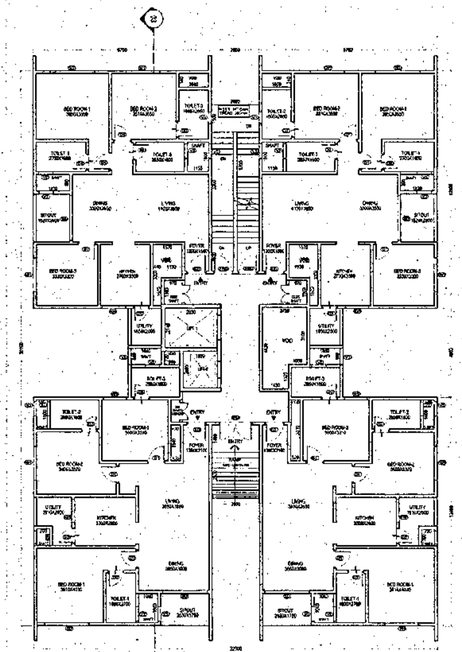
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

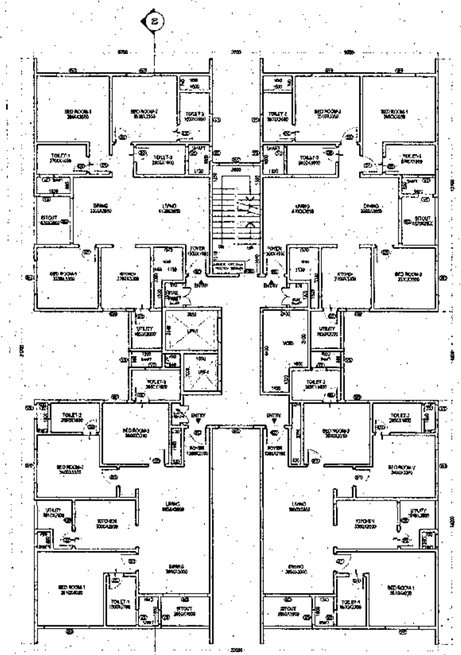
BLOCK -1
WING 7

SECTION ELEVATION

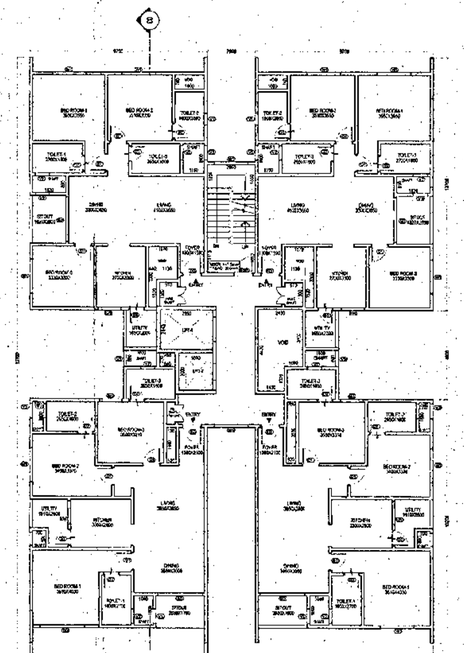
SHEET NO : 18



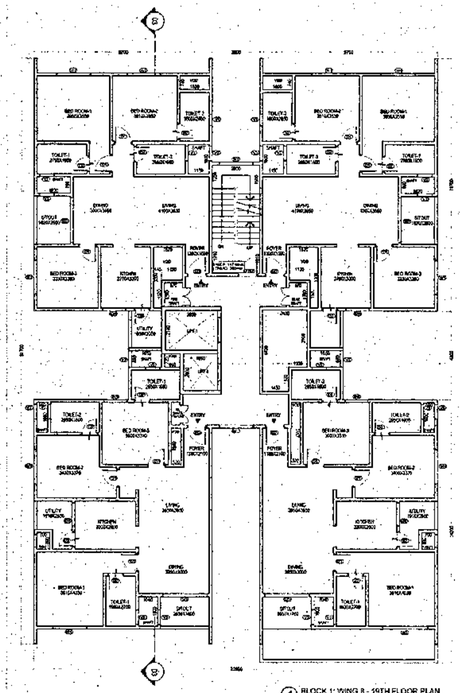
1 BLOCK 1: WING 8 - GROUND FLOOR PLAN
SCALE 1:100



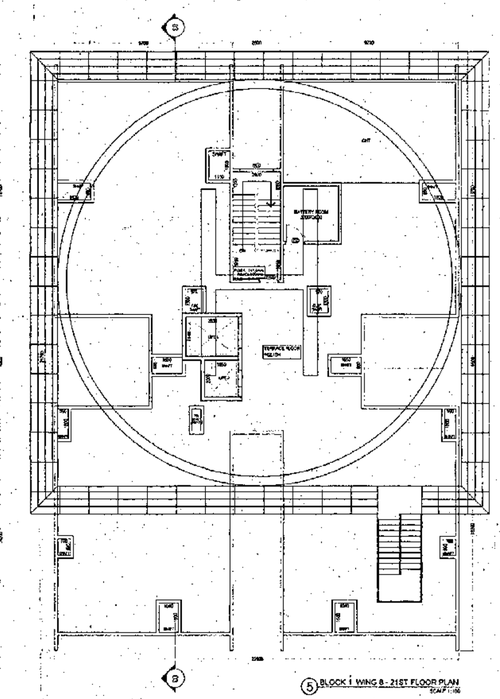
2 BLOCK 1: WING 8 - 1ST - 17TH, 20TH FLOOR PLAN
SCALE 1:100



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



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



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

BLOCK 1: WING 8 - TOTAL APARTMRNT NOS = 84

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

Conditions:

A) Sanction is accorded to the proposed RESIDENTIAL BUILDING
a) Construction of Block 1 Wing 1 to 8, 6, 8 - GF+20 UF & Wing 5 - GF+21 UF, Wing 7, 9, 10 & 11 B+G+21 UF, Wing 12 Club House GF,1 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
B) Sanction is accorded for residential use only. The use of the building shall not be deviated to any other use.
C) 360° and Surface area reserved for car parking shall not be converted for any other purpose.
D) Developmant charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and SESCOM if any.
E) Necessary Stools for rainwater harvesting structures / sumps at ground level for portal services & space for dumping garbage within the premises shall be provided.
F) The applicant shall construct temporary toilets for use of construction workers and it should be demanished after the construction.
G) The applicant shall insure all workmen involved in the construction work against any accident / workmen's compensation during the time of construction.
H) The applicant shall stack any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
I) The applicant / builder is prohibited from selling the balcony / open spaces and the common facility areas which shall be accessible to all the residents and occupants.
J) The applicant should provide a space for housing the substation transformers & associated equipment as per K.E.R.C (Ele & C) code leaving 5.00 mts. from the building within the premises.
K) The applicant shall provide a separate room measuring 4.88 m x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 26
L) 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
M) The applicant shall plant at least two trees in the premises.
N) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
O) 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 stable and durable frame and they shall be made available during inspections.
P) If owner / builder contravenes the provisions of Building Byelaws and rules in force, the Assistant / Executive Engineer / Superviser will be informed to the Authority in the first instance, warned in the second instance and cancel the registration of the same is repeated for the third time.
Q) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule VIII (Bye-law No. 3.9) vide sub section (VI) (K) (ii) (L).
R) The building shall be constructed under the supervision of a registered structural engineer.
S) On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
T) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & not all apply for permission to occupy the building after its completion.
U) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
V) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
W) 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).
X) 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 resistive to earthquake.
Y) The applicant should provide rain water heaters as per table 17 of Bye-law No. 29 for the building.
Z) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 311 of Building bye-laws 2003 shall be ensured.
AA) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security guards and expenses shall be economised promptly in comp for the Physically Handicapped persons together with the assigned entry.
BB) 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.
CC) The applicant shall ensure that no inconvenience as on hold to the neighbours in the vicinity of construction and that the construction activities shall exist before 08.00 AM to avoid hardships during late hours.
DD) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and shall be processed in the Recycling processing units hereunder capacity installed in site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
EE) The structurers with basement/s shall be designed for structure stability and safety to ensure for and stabilization during the course of excavation for basements with safe shoring for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths and besides ensuring safety of workmen and general public by erecting safe barricades.
FF) The consent for Environment from the Ministry of Environmental and Forest (MoEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate
GG) Sufficient two wheeler parking shall be provided as per requirement.
HH) 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.
II) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
JJ) 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 permanent record once in two years.
KK) The Owner / Association of the highrise building shall get the building inspected by authorised officers of the Fire Force Department to ensure that the equipments installed are in good and workable condition and an intimation to that effect shall be submitted to the corporation and Fire Force Department every year.
LL) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the Department regarding working condition of Electrical installations / Lifts etc. The certificate shall be produced to the corporation and shall get the renewal of the permanent record once in two years.
MM) The Owner / Association of the highrise building shall construct two ramps – one in the building area behind the center of curvature and another in away the summer and provide complete safety in resultant of fire hazards.
NN) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
OO) In case of any false information, re-commencement of facts or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide GAE/SENSE/CR-81/LSC/2007(P) Dated: 23/04/2012 & GAE/SENSE/CR-81/LSC/2007(P) Dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction Workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers employed at the time of issue of Commencement Cert ificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him
4. At any point of time the Applicant / Builder / Owner / Contractor shall employ a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

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

1) NOC Details:

Sl No	Name of the Institution / Dept./Wards	Reference No. & Date	Conditions attached
1	Fire Force Department	CR/Tn.Tpl/00139/BCC/2013-14 dt:-	All the conditions imposed in the letter issued by the Fire Services Dept. should be adhered to
2	Airport Authority of India	Acknowledgement dt: 17-11-2013	
3	HSR-18	Acknowledgement dt: 29/11/2013	
4	SEIAA	Sl.no:1, Dev. Con: 2013 dt: 03-12-2013	
5	BWSSB	Acknowledgement dt: 26-09-2013	
6	BESCOM	CE (C.P)/Plg/AE/AE-4/415/13-14 dt: 29/08/2013	
7	BSNL	AGM-III/TF/SDE/415-14/Vol/2013-14 dt: 30-10-2013	
8	Civil aviation Dept. regarding Max. Bldg. Ht.	BIAL/PP/BBMP/415-14/LS/0777-3-14 dt: 13-01-2014	
9	Change of Land Use from BDA	BDA/PRMS/LUC/1/2013-14/0001/14 dt: 09-05-2013	

10. The Applicant has paid the fee vide Receipt No. TPI/JE/TPEL/TP1/2014-15/dtby/0628 dated: 30-06-2014 for the following :-

1	Licence Fees	: 46,66,660.00
2	Consent Fees	: 34,66,260.00
3	Betterment Charges	
	a) For Building	: 2,89,62,400
	b) For Site	: 48,36,624.00
4	Security Deposit	: 1,93,04,800.00
5	Plan copy & Compound wall charges	: 3,15,600.00
6	1% Labour Cess for Administrative charges	: 1,27,672.00
	TOTAL	4,34,36,124.00

SAY Rs. 4,34,00,000/-

Rupees Four crores thirty lakhs only/-

7. Labour Cess Rs. 1,85,66,000/- vide D.D No. 206618 dt:20-06-2014 ADS. BANK BANGALORE Branch.

NOTE: 1) The demand for premium of Park & Open Space has been quashed as per the orders of Hon'ble High Court vide W.P. No. 29212/2010 (LB-BMP), however this is subject to condition for remittance of such amount in future, based on the outcome of the final conclusions.

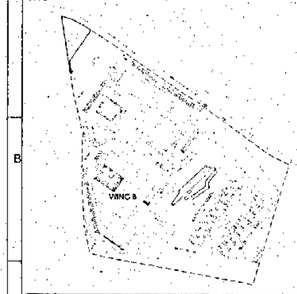
2) Payment of balance fee for sanction at this stage is subject to result of W.P. No. 49996/2008 & 29992/2008

ಮೂಲ ಪ್ರತಿ :

ಸದ್ಯ ಮಂಜೂರಾತಿಯನ್ನು ಬಯಸಿ ಅರ್ಜಿಯಲ್ಲಿ ಪರಿಗಣಿಸಿದ ನಿವೇಶನ/ಕಟ್ಟಡ: 85-86/14, ನೆ ಮಹಡಿ ಎಲ್ಲಾ ಸೇರಿ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಅಪ್ರಾಪ್ತ ಕಟ್ಟಡ ಪ್ರದೇಶ/ಚಿ.ಮ.ಪ್ರ.ವಿ/2014 ದಿನಾಂಕ: 29-05-2014 ಮತ್ತು ಸದ್ಯ ಜಾರಿಯಲ್ಲಿರುವ ಮಂಜೂರಾತಿಯ ಯೋಜನೆಯ ಪ್ರಕಾರ ಬಿಲ್ಡಿಂಗ್ ಅನುಮತಿಯನ್ನು ನೀಡಲಾಗಿದೆ. ದಿನಾಂಕ: 29-05-2014 ರಿಂದ 28/05/2016 ರವರೆಗೆ ಮಾತ್ರ ಬಿಲ್ಡಿಂಗ್ ಅನುಮತಿಯನ್ನು ನೀಡಲಾಗಿದೆ.

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು.

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FD	1050 x 2150	HS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2150	GLASS
7	VENTILATOR	V1	630 x 920	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 920	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 45220000
E-mail: architects@sobha.com

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

JOB TITLE

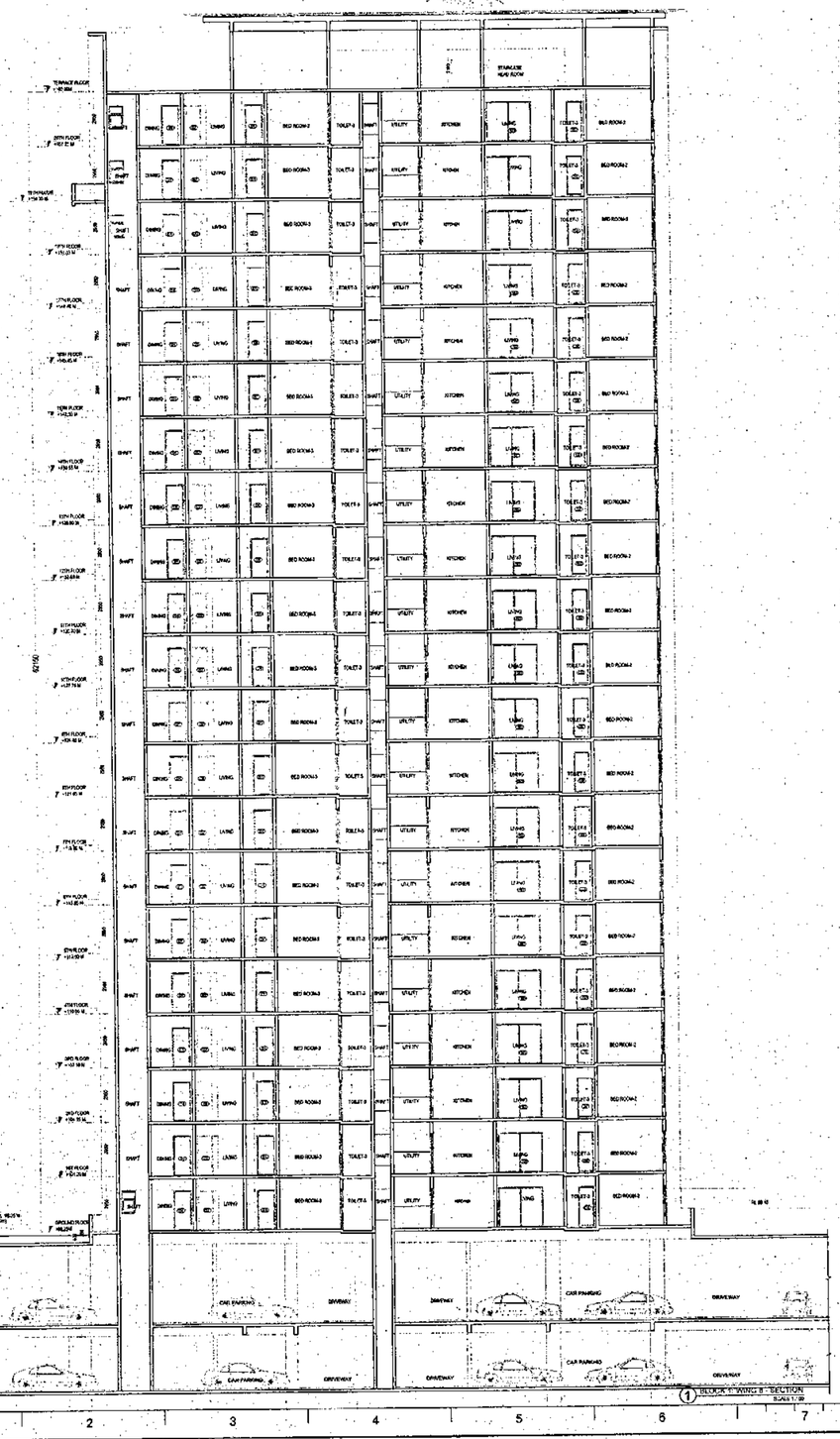
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

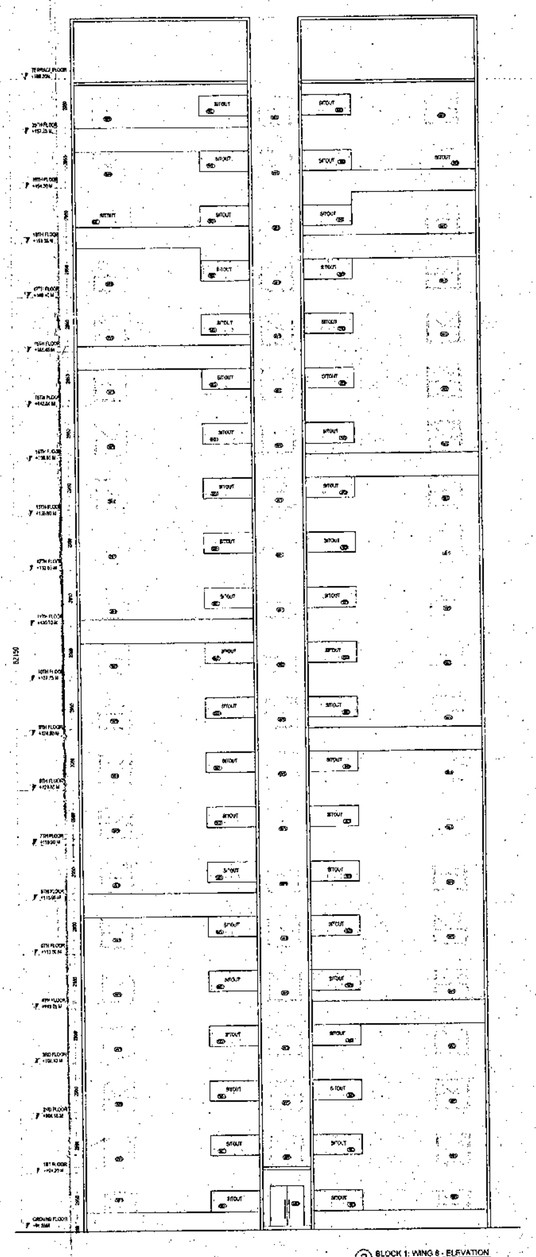
BLOCK -1
WING 8

FLOOR PLANS

SHEET NO : 19



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



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

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
a) Construction of Block-1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+16 UF
Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF
& Block 3 : G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be converted to any other use.
3) SWF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cabinets at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen employed in the construction work against any accident / occupational epidemics arising during the time of construction.
8) The applicants shall not store any building materials / debris on footpath or on roads or on drains / the debris shall be removed and transported to nearby dumping yard.
9) The applicant / builder is prohibited from setting fire activities, area / open spaces and the premises for any purpose, which shall be appropriate to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code framing 3.00 mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per 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 / accidents etc. all & around the site.
13) The applicant shall plant at least two trees in the premises
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the sanctioned premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and shall be made available during inspections.
16) If owner / Builder contravenes the provisions of Building Byelaws and rules in force, the Architect / Engineer / Supervisor will be proceeded by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17) Technical personnel appointed or changed as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law no. 3.16) under sub section IV 4 (iii) to (v).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundations or footings before erection of walls on the foundation and in the case of columned structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good order for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Byelaw 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code also in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to the impacts.
25) The applicant should provide solar water heaters as per note 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 34) of Building 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 post and also entrance shall be appropriately brought to ramp for the Physically Handicapped persons report or with the stepless entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of regulations vide S. No. 23, 24 & 25 are implemented in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 PM to avoid disturbance during rest hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing units required adequately installed on site for eg. Reuse / disposal (Applicable to Residential units of 50 and above and 3000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for substantial stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and supporting structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and also ensuring safety of manmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate
33) Sufficient sewer metering shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TCR certificate should be produced at the time of obtaining Occupancy Certificate 5% of the plot area).
36) The owner / Association of Holmese building shall obtain clearance certificate from Fire Force Department, with due inspection restricting working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the same once in every 3 years.
37) The Owner / Association of the Holmese building shall get the building inspected by engineer for electrical installations of the Fire Force Department to ensure that the equipments installed are in good and workable condition and an certificate to that effect shall be submitted to the corporation and they fix up Deadline every year.
38) The owner / Association of Holmese building shall obtain clearance certificate from the Electrical Inspectorate with due intimation to the Department regarding working condition of Electrical installations & Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the same once in every one year.
39) The Owner / Association of the Holmese building shall construct two mock – drills in the building one before the onset of summer and another during the summer and ensure complete safety of residents of the building.
40) All sales consultants / Agents appointed by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases the plan sanction is deemed cancelled.

Govt. of Karnataka as per Labour Department of Department of Karnataka vide
ADDITIONAL CONDITIONS vide Memo No.ABE/ Sec 1/ CR-35/ KLE/2012, Dated: 01-04-2013

1. Registration of Applicants / Builder / Owner / Contractor and the construction workers working in the construction site with the 'Karnataka Building and Other Construction workers Welfare Board' should be 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 employed by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall employ a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

NOTE:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Enclosed / Not enclosed
1	Fire Force Department	GBC (1) MISC/2013-14, 22-05-2014	Not the competent authority to issue the said NOC
2	Karnataka Pollution Control Board	Authorization vide Lr. No. PCB/ CFE/ CFO/ 13-14/ 0001 dt. 17-7-2013	Enclosed
3	KSPCB	Acknowledgement dt. 25-11-2013	Enclosed
4	BWSSB	BWSSB/ SDE - CCW/ 2013-14/ 05-10-2013	Enclosed
5	BWSSB	Acknowledgement dt. 28-04-2014	Enclosed
6	BESCOM	CE (C&M)/SE(M)/EE-4/Estt/10-11/ 941 dt. 22-04-2014	Enclosed
7	BSNL	No.KA/BNG/40/2013-14/WW-II/CC/ P @ 49 dt. 07-11-2013	Enclosed
8	Development Plan approval from BDA	BDA/PHW/DLP-Apl/13-14/0007/S - 4 dt. 21-05-2014	
9	Change of Land Use from BDA	BDA/PHW/LCU/GO-3-41/2556/13-14 dt. 22-10-2013	

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

1. Licence Fees	1,49,56,883.00
2. Ground Rent	74,78,280.00
3. Betterment Charges	
a) For Building	3,98,051.00
b) For Site	40,15,624.00
4. Security Deposit	20,91,600.00
5. Plan once & Corebound well charges	3,73,500.00
6. 1% Labour Cess For Administrative charges	1,57,032.00
TOTAL	6,99,53,971.00
	SAY Rs. 6,99,54,000/-

(Rupees Four crores Ninety nine lakhs only)

7. Labour Cess Rs. 1,57,032.00/- vide D.D No. 226018 dt.20-05-2014 AX.G BANK, BANGALORE Branch.

NOTE: 1) The demand for payment of Fees & Open Space fee is governed as per the orders of Hon'ble High Court vide WP No. 2521/2010 (LB Bang), And, may is subject to variation for remittance of sum once in future based on the outcome of the Writ Petition.
2) Payment of scrutiny fee for selection of this plan is subject to result of W.P. No. 49002/2006 & 52950/2006

ಮೂಲ ಪ್ರತಿ :

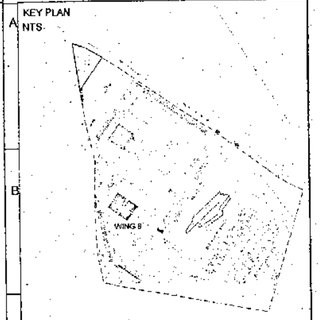
ಈ ಯೋಜನೆಯಲ್ಲಿರುವ ಮಂಜೂರು ಅಧಿಕಾರಿಯ ಆದೇಶ 13-05-2014 ಮತ್ತು ಅಧಿಕಾರಿಯ ಪತ್ರ ದಿನಾಂಕ 13.05.2014 ಮತ್ತು ಸಂಖ್ಯೆ BBP/ 61/13-14 ಇವುಗಳಲ್ಲಿ ತಿಳಿಸಿರುವ ಷರತ್ತುಗಳನ್ನು ಪಾಲಿಸಲು ಒಪ್ಪಿಗೆ 26-05-2014 ಆಧಾರ ಮೇಲೆ ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ಪಡೆಯಲಾಗಿದೆ. ದಿನಾಂಕ 28/05/2014 ರಂದು ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ಪಡೆಯಲಾಗಿದೆ.

(ಅಧಿಕೃತ ಪ್ರತಿನಿಧಿಯ ಸಹಿ)

ಇವರು ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ಪಡೆದಿರುತ್ತಾರೆ.

(ಅಧಿಕೃತ ಪ್ರತಿನಿಧಿಯ ಸಹಿ)

KEY PLAN
NTS



SCHEDULE OF OPENINGS

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

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
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BANGALORE - 560103, INDIA
TEL : 49220000
E-mail :architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 26/05/14
NORTH	PROJECT NO : 0358
	DRAWING NO.: AS 2.0
	REV.NO.

JOB TITLE

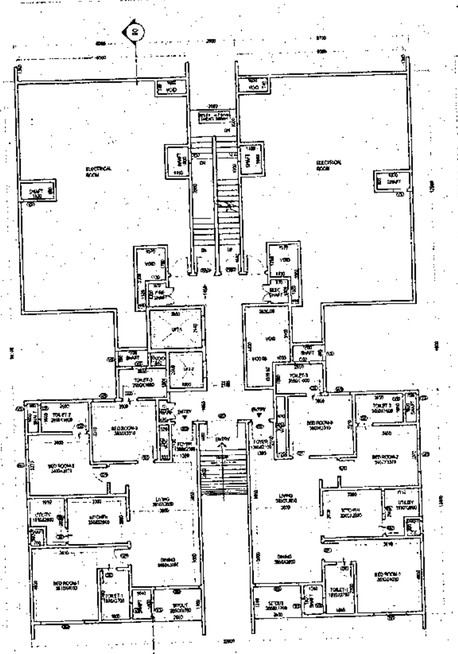
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 20/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE, WARD NO. 152

DRAWING TITLE

BLOCK -1
WING 8

SECTION ELEVATION

SHEET NO : 2.0



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

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

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

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

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

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

BLOCK 1: WING 9 - TOTAL APARTMENT NOS = 85

BBMP/ASSE/EAP/0738/13-14 dtd:17-03-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
a) Construction of Block 1 Wing 1 to 4, 6, 8 - 2B+Hf+20 UF & Wing 5 - 2B+Hf+19 UF
Wing 7, 9, 10 & 11 B+S+Hf+21 UF Wing 12 Club House G+2 UF Block 2 - G+1 UF
& Block 3 - G+9 UF.

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

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

4) Development charges towards increasing the capacity of water supply, sanitary and storage main has to be paid to BWSSB and RAJKOLVAI any.

5) Necessary Bore for drinking purpose quality, calories at ground level for postal services &
space for dumping garbage within the premises shall be provided.

6) The applicant shall construct temporary sheds for the use of construction workers and it should be demolished after the completion.

7) The applicant shall ensure that all workmen involved in the construction work against any accident / untoward incidence arising during the time of construction.

8) The applicant shall not store any building materials or debris on footpath or on roads or on ground. The debris shall be removed and not dumped in the open area.

9) The applicant / builder is prohibited from selling any part of the premises and / open spaces and common facility areas, which shall be appropriated for the common facilities and amenities.

10) The applicant shall arrange a notice by hoisting the distribution transformers & accessories in the locality to avoid accident to the people. The same is informed not to touch the building within the equipment as per K.E.R.C (Cls 9 (i), code drawing 3.01 mm from the building within the premises.

11) The applicant shall provide a separate room preferably 4.50 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Regulation No. 25.

12) The excavated sand shall be used for making cement blocks, bricks etc. and in the process of construction, sand shall not be allowed to be washed away.

13) The applicant shall obtain all necessary clearances from the Fire Force Department before the commencement of the work.

14) Adequate and approved glass shall be provided in a compound block of the proposed premises.

15) The building materials and the debris of demolished public work / construction shall be stored only on a stacks and disposed and they shall be made available during inspection.

16) If owner / builder commences the demolition or Building Operations in those, the Assistant Architect / Engineer / Supervisor will be informed by the Authority in the first instance, reported in the second instance and cancel the sanction if the same is reported up the third time.

17) Technical personnel, applicant or owner, as the case may be shall strictly adhere to the duties and responsibilities prescribed in Schedule – IV (Rule No. 24) Under sub section (1) & (2) of Section 91.

18) The Building shall be constructed under the supervision of a registered structural engineer.

19) On completion of foundation or footings before erection of walls on the foundation and in the case of columns, the applicant shall give intimation to the Authority. "COMMENCEMENT CERTIFICATE" shall be obtained.

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

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

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

23) The Applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good order for storage of water for non- potable purposes or recharge of ground water at all times having a capacity as mentioned in the Bye-law 32(a)

24) The building shall be constructed adopting the norms prescribed in National Building Code and in the latest revised Indian Standard Code of practice for Structural safety of buildings IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

25) The applicant should provide solar water heaters as per table 17 of Bye-law no. 26 for the building.

26) Sanction 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 sanitary toilet in the ground floor for the use of the visitors / servants / drivers and security guard and the same shall be approached through a ramp for the Physically Handicapped persons / operators with one stepped entry.

28) The Occupancy Certificate will not be granted by BBMP without the provisions of sanitation vide Sr. No. 23, 24, 25 & 26 are provided in the building.

29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 PM to avoid disturbance during rest hours.

30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic wastes and should be processed in the premises by composting processing well (recycled) and inorganic waste and should be processed in the premises by composting processing well (recycled) capacity calculated at site by its owners / occupiers (Applicable to Commercial buildings)

31) The structures with basements shall be designed for adequate safety and safety to ensure for fire protection during the course of construction for basements with side design for fire protection, public roads and structures, and provide adequate safety of workmen and general public by erecting safe barricades.

32) The applicant shall obtain clearance from the Ministry of Environmental and Forest (MOEF) / SPCB / KSPCB should be obtained before starting of Commencement Certificate.

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

34) Traffic Management Plan shall be prepared from Traffic Management Consultant for all high rise buildings which shall be got approved from the Competent Authority if necessary.

35) The sanctioned details shall be got approved by the Fire Officer before Occupancy Certificate.

36) TDR conditions should be complied at the time of obtaining Occupancy Certificate.

37) Fire Service / 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 authorities and shall get the renewal of the certificate obtained once in two years.

38) 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 proper serviceable condition and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.

39) The owner / Association of highrise building shall obtain clearance certificate from the Electrical inspectorates wide due inspection by the officers regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the certificate obtained once in two years.

40) The Owner / Association of the highrise building shall conduct two mock – drills in the presence of the Fire Force Department / Authority and advertise during the summer and winter seasons, one before the commencement of the rains.

41) Provision shall be made as per the Rules.

42) An undertaking shall be given by Bangalore Development Authority while applying the Occupancy certificate that the project should be service oriented to

a) In case of any lapse in 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 TO LETTER NO: LAE/SE 1/CR/2013, Dated: 07.06.2013

1. Repeal certificate in Form – 7 (Rule 41) under the Contract Labour (Regulation & Abolition) Act, 1970 shall be submitted by the Principal Employer / Owner / Builder / Contractor to the Licensing Officer, as per the provisions of the Act and Rules.
2. The Applicant / Builder / Owner / Contractor shall ensure that all the establishments employing the contract labour in the premises are registered with the Karnataka Building and Other Construction Workers' Welfare Board.
3. The Applicant / Builder / Owner / Contractor shall submit the list of contract labourers employed in the premises to the Labour Welfare Board, at the time of application for registration of establishment.
4. The Applicant / Builder / Owner / Contractor shall obtain the necessary certificate from the Labour Welfare Board, indicating the receipt of the cess amount payable under the Building and Other Construction Workers' Welfare Cess Act, 1996 and produce the same before the Licensing Officer, at the time of obtaining the labour license.
5. The Applicant / Builder / Owner / Contractor shall pay the cess amount as per the Building and Other Construction Workers' Welfare Cess Act, 1996 and Rules made there under.
6. The Applicant / Builder / Owner / Contractor shall comply with all the provisions of the Building and Other Construction Workers' Welfare Board Act, 1996 and the Rules made there under.
7. The Applicant / Builder / Owner / Contractor shall not employ the child labour in the establishment.
8. The Applicant / Builder / Owner / Contractor shall not employ any worker in contravention of the provisions of the Contract Labour (Regulation & Abolition) Act, 1970 and the Rules made there under.
9. In case of any accident occurring at the site, the same shall be informed to the Labour Department, Government of Karnataka and action taken report shall be submitted.
10. In case of any false information / misrepresentation of facts, the Labour License issued shall be liable for cancellation without any notice.
11. The Applicant / Builder / Owner / Contractor shall not employ any child labour in the establishment.
12. The Applicant / Builder / Owner / Contractor shall not employ any worker in contravention of the provisions of the Contract Labour (Regulation & Abolition) Act, 1970 and the Rules made there under.
13. In case of any accident occurring at the site, the same shall be informed to the Labour Department, Government of Karnataka and action taken report shall be submitted.
14. In case of any false information / misrepresentation of facts, the Labour License issued shall be liable for cancellation without any notice.

Note:

1. Accommodation shall be provided for setting up of schools for rendering assistance to the children of construction workers in the labour camps / construction sites.
2. List of persons or 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 demolition work is a must.
5. Labour cess shall be paid to the Labour Welfare Board as per rules in respect of property assessed.
6. Water shall not be provided to the workers in the labour camps / sites. If necessary it is to be taken or in case if the applicants are found in violation of any of the conditions mentioned in the permission, the permission is liable to be revoked and legal action will be initiated.

H. NOC Details:

Sl. No.	Name of the Authority	Particulars No. & Date	Conditions, if any
1	Fire Force Department	NOC/(1)/3660/13-14 dt:15-03-2014	As per the Condition imposed in the NOC issued by the Authority
2	Airport Authority of India	AAI/WR/NOC/13-14/1287/ dt:19-12-2013	
3	KSPCB	Acknowledgement dt: 25-11-2013	Must be adhered to
4	BESCOM	BESCOM/ DB/ DOM/ 3670 dt: 05-12-2013	
5	BWSSB	BWSSB/CE/SE(S)/EE(P)/AEE-4/AE-3/F-0471 dt: 29-10-2013	
6	MEA/CAB	CE (E)/SE(E)/AEE-4/AE-3/F-0471 dt: 29-10-2013	
7	BESCOM	BESCOM/CE(O)/EE(O)/AEE-3/ADE-5/ dt: 05-12-2013	
8	Fire Department Plan approval	BCAP/FIRE/PLAN/SANCTION/2013-14 dt: 27-11-2013	
9	Change of Land Use Plan	BDA/PLAN/LAND/CHG/1 / 4672/2013-14 dt: 23-12-2013	

The Applicant has paid the fee vide Receipt No. 1001/BBMP/0070/2014-15/Misc/0076 dated, 20-02-2014 for the following:-

1. Scrutiny Fees	1,69,99,000-00
2. Ground Rent	71,000-00
3. Betterment Charges	
a) For Drawing	3,55,000-00
b) For Deed	46,10,624-00
4. Security Deposit	1,80,51,000-00
5. Plan (Hard & Computerized) + soft charges	3,00,100-00
6. 1% Labour Cess for Administrative charges	17,033-00
TOTAL	4,04,04,357-00
	SAY RS. 4,04,05,000-

(Rupees Four crores Four lakhs Five only)

7. Labour Cess Rs. 1,86,06,300/- vide D.D No. 2250 dt. dt 20-02-2014 ADB, BANA, BANGALORE BRANCH.

NOTE: 1) The demand for deposit of Park & Open Space fee is specified as per the orders of Hon'ble High Court vide W.P No. 3523-30/2010 (LB-BMP), However this is subject to variations as per the orders of Hon'ble Supreme Court in the outcome of the final court orders.
2) Payment of license fee or sanction of this plans is subject to result of W.P. No. 46/2008 & 24/2009.

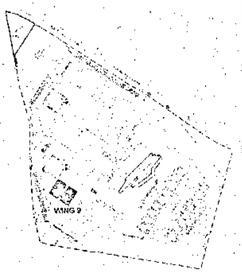
ಮೂಲ ಪ್ರತಿ :

ಸದ್ಯ ಮಂಜೂರಾಗುತ್ತಿರುವ ಕಟ್ಟಡವು ಅಪೂರ್ಣವಾಗಿದ್ದು ದಿನಾಂಕ 13/05/2014 ರಲ್ಲಿ ಭಾಗಶಃ ಅಂತಿಮ ತಪಾಸಣೆ ಮಾಡಲಾಗಿದೆ. ಆದ್ದರಿಂದ ಕಟ್ಟಡವು ಪೂರ್ಣಗೊಂಡ ನಂತರ ಅಂತಿಮ ತಪಾಸಣೆಯನ್ನು ಮಾಡಿ ಪೂರ್ಣಗೊಳಿಸಲು ಸೂಚಿಸಿದೆ. 29/05/2014

ಕಟ್ಟಡವು ಪೂರ್ಣಗೊಂಡ ನಂತರ ಅಂತಿಮ ತಪಾಸಣೆಯನ್ನು ಮಾಡಿ ಪೂರ್ಣಗೊಳಿಸಲು ಸೂಚಿಸಿದೆ. ದಿನಾಂಕ 23/05/2014 ರಂದು 28/05/2014 ರಂದು ಮಾಡಲಾಗಿದೆ.

ಸಹಾಯಕ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2710	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2450 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPERABLE
9	VENTILATOR	V2	780 X 1210	ALUMINIUM OPERABLE
10	SHAFT WINDOW	V3	780 x 1680	ALUMINIUM
11	WINDOW	W1	1830 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1250 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1320 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1750 x 1030	ALUMINIUM

OWNER'S SIGNATURE

SIGN.....

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.....

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

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E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 2.1
	REV.NO.

JOB TITLE

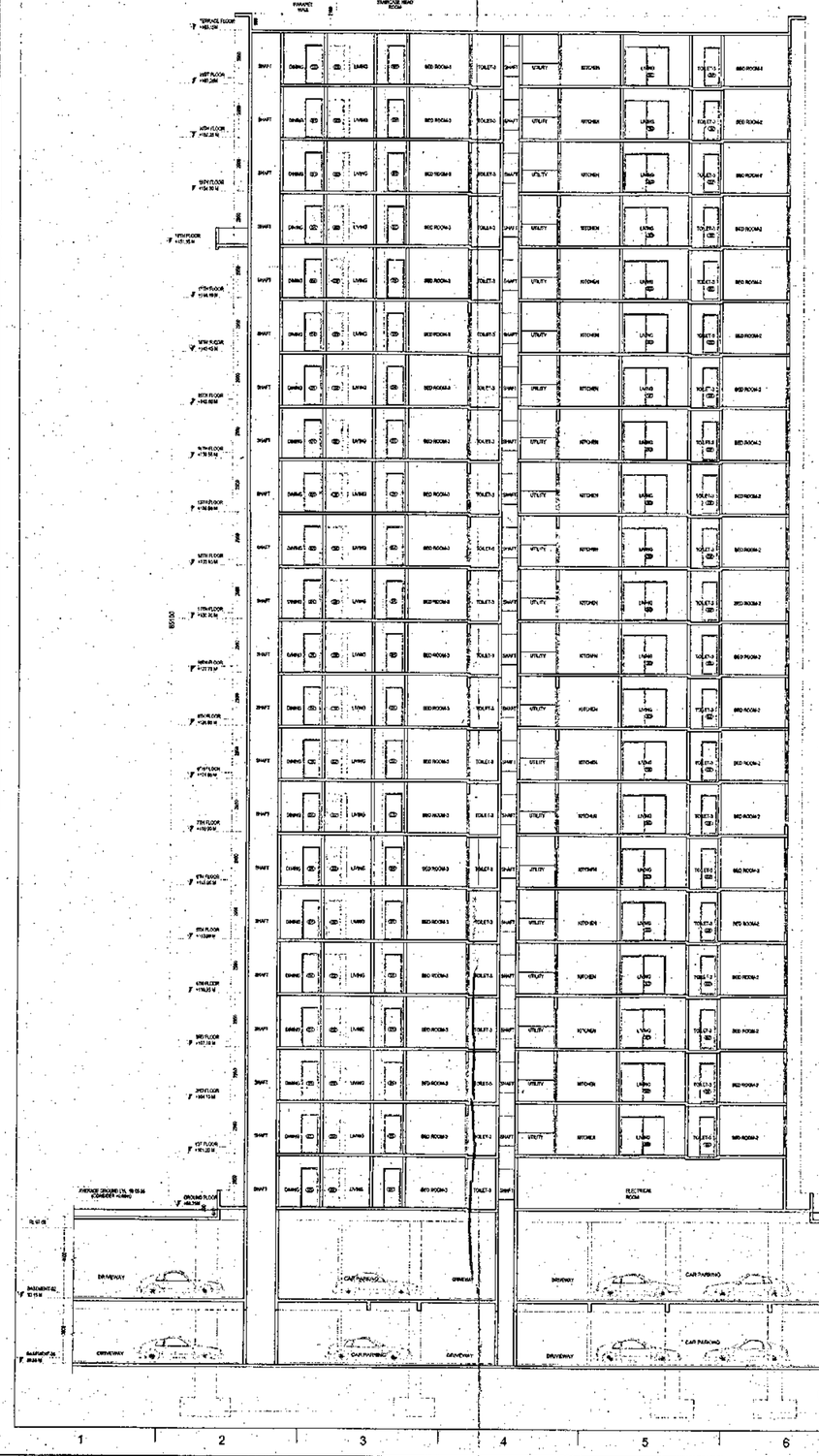
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

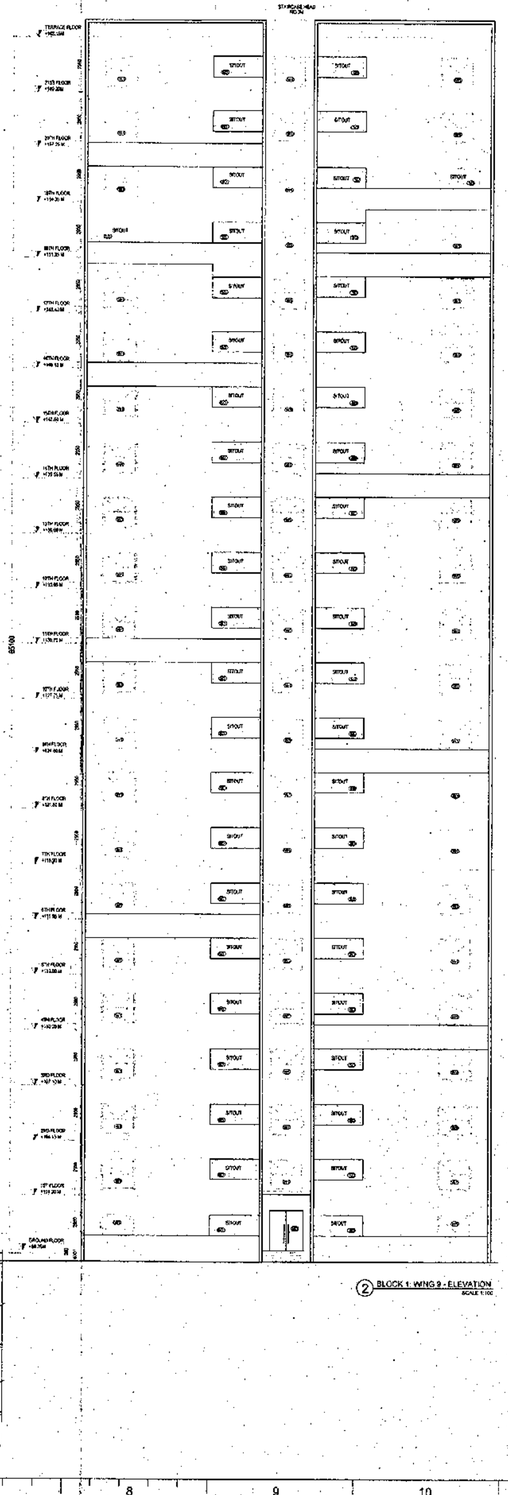
BLOCK -1
WING 9

FLOOR PLANS

SHEET NO : 2.1



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



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

Specifications:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF, 5 Wng 5 - 3B+G+19 UF Wing 7, 9, 10, & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be changed to any other use.
3) SUP and Building area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary clearance for carrying telephone cables, cable at ground level for postal services & space for dumb to garbage within the site has to be provided.
6) The Applicant shall construct temporary toilets for the use of crane/ pump operators and it should be demolished after the construction.
7) The applicant shall ensure all workmen involved in the construction work against any accident / workmen's accident is/ when during the time of construction.
8) The applicant shall not store any building materials / debris on footpath or on road or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from setting the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipments as per K.E.R.C (Cl. & D) norms having 3.66 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 3.50 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 35.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licensed and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be preserved on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Revised Rule 24A (vi) to (x) & 31).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundations or footings before erection of walls on the foundation and in the case of columned structure after erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing this IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquakes.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 26 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet at the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of condition in rule 58 (xv), 25, 24, 23 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience caused to the neighbours in the vicinity of construction and that the construction activities shall also before 06.00 PM to avoid disturbance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit, having adequate capacity as per for 24 dry unit / dustbin (Applicable for Hotel/Hotel Units of 50 and above and 500 sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and thereby ensuring safety of workmen and general public by erecting safe barricades.
32) The Consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per norms and
34) Traffic Management Plan shall be prepared from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR's certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) The owner / Association of high/rise building shall obtain clearance certificate from Fire Force Department each 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 clearance report once in two years.
37) The Owner / Association of the high/rise building shall get the building inspected by empanelled Agencies of the Fire Force Department, to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of high/rise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewed at the permissions issued every two years.
39) The Owner / Association of the high/rise building must sprinkle two mock – drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditional laid down by the Bylaws, Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide
ADDENDUM (FOR BWP/CAC/01(1)&+Am. A&B/E - 1/2013/LE1/2865 dated: 01/04/2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers employed at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the Concerned Town Engineer in order to assess the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers employed by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place which is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

1. Adequate water shall be provided for setting up of schools by organizing excursion to the choice of construction workers in the labour camps / construction sites.
2. Use of services of workers shall be authorized by the Builder / contractor to the Labour Department within a month(s).
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. Builder shall be responsible for any damages that may arise in respect of property or accident.
6. In case if the proponents/ applicant in respect of property of Government or Kharab to be taken as encroached, the plan sanctioned stands cancelled automatically and legal action will be initiated.

 # NOC Details

Sl. No.	Name of the Authority	Applied vide Ref. No. & Date	Conditions Attached
1	Fire Force Department	CSD/ (1)/644/2013 dt. 03-05-2013	As the clearance received as extension issued by the Licensing Body
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	
3	KSPCB	Acknowledgement dt. 05/12/2013	Shall be adhered to
4	BESCOM	Revised NOC vide No. 2570 dt. 05/12/2013	
5	BWSSB	Acknowledgement dt. 28/05/2013	
6	BESCOM	Vide Application No. 4/E-MR/560/2013 dt. 03/05/2013	
7	BMRCL	Vide No. BMRCL/NOC/Apartments/ID-62, 63 & 64 dt. 30.11.2013	
8	Development Plan approval from BDA	BDA/TPM/ES-PLAN/1/13/14 dt. 21-03-2014	
9	Change of Land Use from BDA	BDA/TPM/ES-LUC/80/ 13-14 dt. 22-10-2013	

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

1.	Licence Fee	1,45,94,600.00
2.	Ground Rent	74,66,344.00
3.	Betterment Charges a) For Building	5,86,024.00
	b) For Site	80,18,624.00
4.	Security Deposit	1,50,04,800.00
5.	Plan scan & Compound wall charges	3,00,800.00
6.	1% Labour Cess for Administrative charges	3,97,070.00
	TOTAL :	4,85,94,170.00
		SAY Rs. 4,85,94,000/-

(Rupees Four crores Eighty lakhs ninety)

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

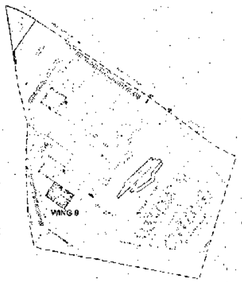
NOTE: 1) Subject to the outcome of Writ & Open Space filed in Hon'ble HC at the orders of Hon'ble Town Court vide W.P. No. 9981 & 42641 /13, Hon'ble HC is pleased to condone for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for sanction of the plans is subject to result of W.P. No. 46050/2008 & 29400/2008

ಮೂಲ ಪ್ರತಿ :

ಸಕ್ಷಿ ಪೌರಾಯುಕ್ತರವರು ಮಹದೇವಪುರ ವಲಯರವರ ಆದೇಶದ ದಿನಾಂಕ 12/05/2014 ರಂತೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ್ದು ಅರ್ಜಿ ಸಂಖ್ಯೆ 0.30/21/27/1/L/15/2,16/1 A,B,C & 15/2 ಬೆರತೇನ ಅಗ್ರಹಾರ, ಬೆಗೂರು ಹೋಬಳಿ, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು ವಾರ್ಡ್ ನಂ. 192 ರಲ್ಲಿ ಸೇರಿದ್ದು ದಿನಾಂಕ 24/12/2013 ರಂದು ಸಲ್ಲಿಸಿದ್ದ ಅರ್ಜಿಯಲ್ಲಿ ಕೋರಿರುವಂತೆ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ದಿನಾಂಕ 30/05/2014 ರಂದು ಪರಿಶೀಲಿಸಿ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ.

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ)
ಮಹದೇವಪುರ ವಲಯ

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2150	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2400 x 2150	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	780 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	790 x 1680	ALUMINIUM
11	WINDOW	W1	1820 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2020 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	WINDOW	W5	1220 x 1680	ALUMINIUM TOP HUNG
16	KITCHEN WINDOW	KW	1280 x 1070	ALUMINIUM

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560 103, INDIA
TEL: 45220000
E-mail: architects@sobha.com

DEALT BY: POOJA	SCALE : 1:100
CHECKED BY: SHYAM	DATE : 28/05/14
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 2.2
	REV.NO.

JOB TITLE

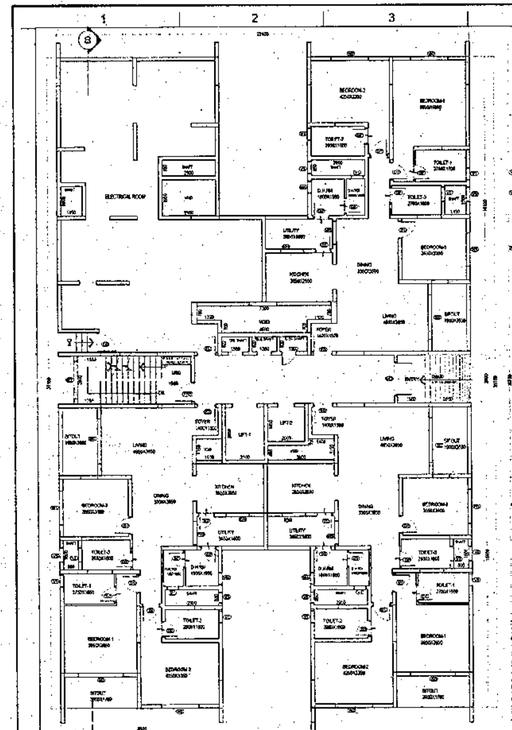
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 15 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE. WARD NO. 192

DRAWING TITLE

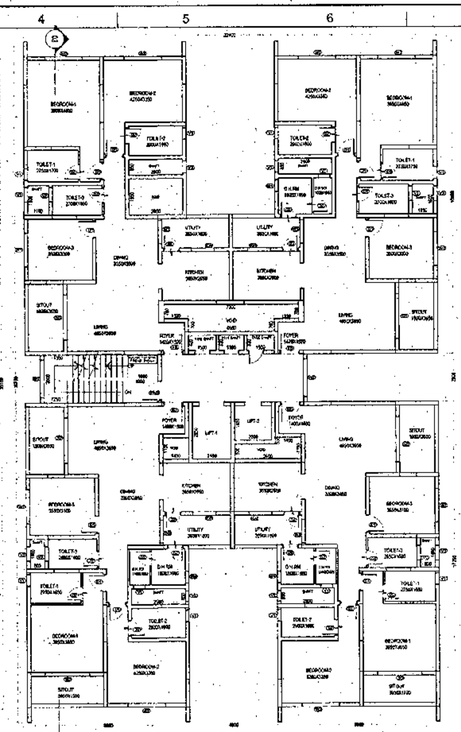
BLOCK -1
WING 9

SECTION ELEVATION

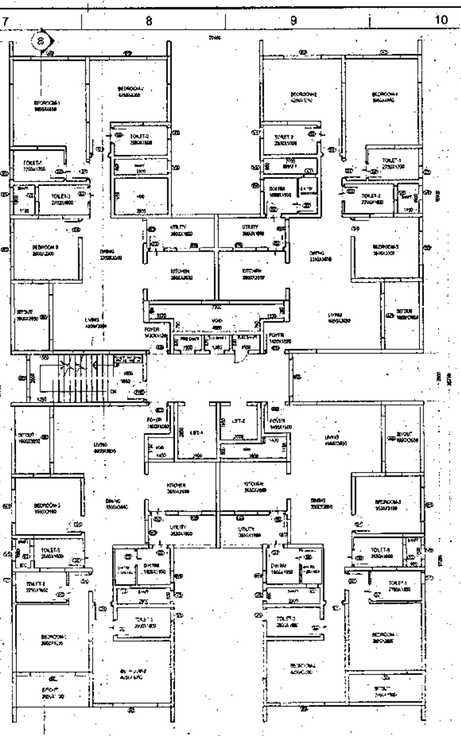
SHEET NO : 2.2



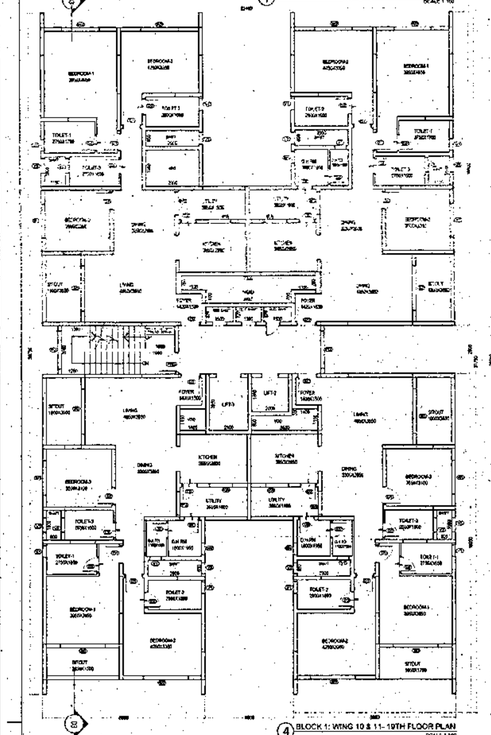
1 BLOCK 1: WING 10 & 11- GROUND FLOOR PLAN
SCALE 1:100



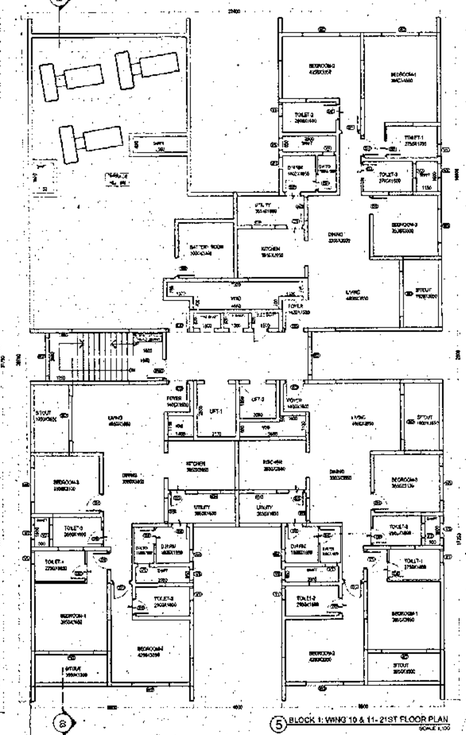
2 BLOCK I: WING 10 & 11- 1ST - 17TH & 20TH FLOOR PLAN
SCALE 1:100



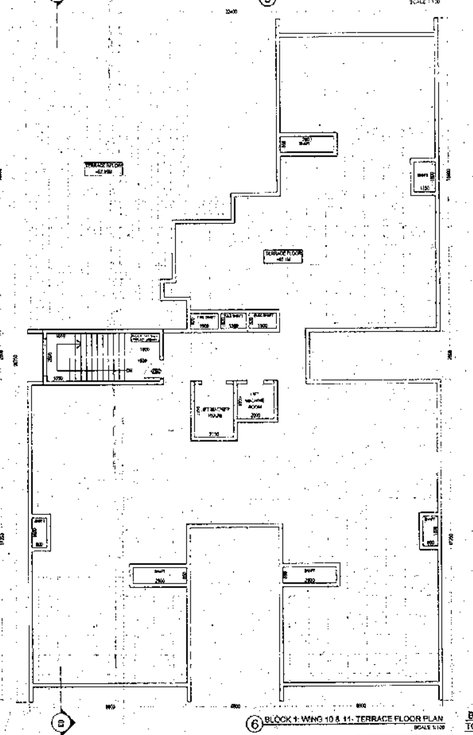
3 BLOCK 1: WING 10 & 11- 19TH FLOOR PLAN
SCALE 1:100



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



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



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

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

BBMP / Addnl.Dir / JD (S) / LP 061/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING.
   a) Construction of Block 1 Wing 1 to 4, 5, 8 - 38+G+UD UF & Wing 5 - 39+G+19 UF, Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF.
2) Sanction is accorded for Residential use only. The use of the building shall not be de-listed to any other use.
3) SBF and Setback area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary deeds for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises has to 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 / unforward incidents arising during the time of construction.
8) The applicant shall not stack any building materials / debris on footpath or on nearby or on drains. The debris shall be removed and transported to nearby dumping yard.
9) The applicant / builder is prompted from raising the setback area / open spaces and the same to be made available to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per KERC (Es & D) code leaving 3.60 mts. from the abutting within the premises.
11) The applicant shall provide a separate room measuring 4.80 x 3.60 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, injury & other materials endangering the safety of people / structures etc. in & around the site.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) License and approved plans shall be posted in a conspicuous place of the licensed premises. The Building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, and 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 Rules and responsibilities specified in schedule - IV (Bye-law No. 3.6) under sub section 9 & (a) to (e).
18)
19) The building shall be constructed under the supervision of a registered structural engineer.
20) On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
21) Construction or reconstruction of the building shall start with in two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after as completion.
22) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
23) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
24) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum dual capacity mentioned in the Bye-law 32(a).
25) The building plans 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.
26) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
27) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 53) of Building bye-laws 2003 shall be ensured.
28) The applicant shall provide at each one common toilet in the ground floor for the use of the visitors / servants / drivers and security staff and appropriate arrangement is made for the Physically Handicapped persons together with the stepped entry.
29) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sr. no. 23, 24, 25 & 26 are provided in the building.
30) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06.00 PM to avoid disturbance during rest hours.
31) Garbage shall be segregated in Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its disposal. (Applicable for Residential units of 50 and above and 5000.Sqm and above built up area for Commercial building).
32) The structures with basements should be designed for structural stability and safety to ensure for safe evacuation during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the adjacent as well as existing / proposed public roads and footpaths, and services ensuring safety of pedestrian and general public by erecting safe hoardings.
33) The consent for Environmental from the Ministry of Environmental and Forest (MOEF) / SEIAA, KSPCB should be taken before issuing of Commencement Certificate.
34) Sufficient two wheeler parking shall be provided as per requirement.
35) Traffic Management Plan to be drawn by Traffic Management Consultant for all high rise structures which are not restricted from the Competent Authority if necessary.
36) TDR certificate should be produced at the time of obtaining Occupancy Certificate in the case area.
37) The Owner / Association of high rise building shall get the building inspected by the Department with the intimation regarding yearly completion of Fire Safety Measures obtained. The certificate should be produced to the corporation and shall get renewed as per the permission issued in two years.
38) The Owner / Association of the high rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable conditions and an affidavit to that effect shall be submitted to the corporation by Fire Force Department every year.
39) The Owner / Association of high rise building shall obtain Occupancy certificate from the Director (Electrical) with due inspection by the department regarding working conditions of Electrical installations / Lifts etc., The certificate should be obtained by the corporation and shall get the renewals of the permission issued every two years.
40) The Owner / Association of the high rise building shall conduct two mock – fires in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
41) All other conditions laid down by Bye-laws Development Authority while approving the Development Plan for the project shall be strictly adhered to.
42) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is approved cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM FOR PLAN SANCTIONING LETTER (LABOUR) No. LaE/BNP/CR-1/2013-14, dated: 07-05-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the Karnataka Building and Other Construction workers Welfare Board should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall employ a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

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

II. NOC Details:

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions attached
1	Fire Force Department	GSC (1) 366-2013 dt: 03-05-2014	As per the NOC issued by the Statutory Body
2	Airport Authority of India	: Addn-height-permit dt: 27.11.2013	
3	KSPCB	: Addn-height-permit dt: 29-11-2013	Should be adhered to
4	SEIAA	SEIAA 355 CON 2013 dt: 03-10-2013	
5	BWSSB	: Addn-height-permit dt: 26-05-2013	
6	BESCOM	Dtd:26-05-2014 vide Ref: AE-6/BSK/B-91 dt: 30-05-2014	
7	BSNL	: Addn-height-permit dt: dt: 06-5-2014	
8	Environment Clearance from MOEF	: SEIAA/Proj/Infra/Con/1438/2013-14 dt: 27-09-2014	
9	Clearance of Land Use from BDA	: BDA/PMS/CC(N)/2013-14/2045/2013-14 dt: 01-10-2013	

III. The Applicant has paid the fee vide Receipt No. TRUITP-BUT/01/2014-15/Rcpt/0029 dated: 29-05-2014 for the following:-

1	Licence Fees	: 46,08,560.00
2	Ground Rent	: 74,95,380.00
3	Betterment Charges	
	a- For Building	: 5,89,024.00
	b- For Site	: 46,16,400.00
4	Security Deposit	: 83,84,400.00
5	Plan scan & Compound wall charges	: 3,03,800.00
6	1% Labour Cess for Administrative charges	: 1,21,012.00
	TOTAL	: 4,69,18,,12=00

(Rupees Four crores Sixty Nine lakhs only)

7 Labour Cess Rs. 1,95,08,256/- vide D.D No. 226018 dt 29-05-2014 AXIS BANK BANGALORE BRANCH.

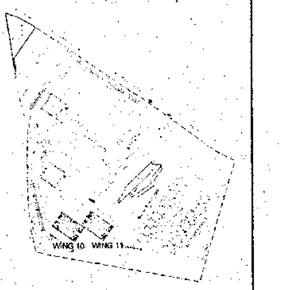
NOTE: 1) The delivery for payment of Plan & Lease Deed fee is assessed as per the orders of Hon'ble High Court vide WP. No. 25120-25126 & 34845, however the is subject to decision to be rendered in both the writ petitions cases on the outcomes of the final court orders.
2) Payment of licence fee for erection of the poles & towers in respect of W.P. No. 4908-2006 & 30910-30936.

ಮಂಜೂರಾತಿ ಪತ್ರ:

ಈ ಮಂಜೂರಾತಿಯನ್ನು ಮತ್ತು ಅಭಿವೃದ್ಧಿ ಅನುಮತಿಯನ್ನು ದಿನಾಂಕ 13/05/2014 ರಂದು ಅಥವಾ ಅದಕ್ಕೂ ಮೊದಲು ಅಂತಿಮಗೊಳಿಸಿದ ನಿರ್ಣಯ ಸಂಖ್ಯೆ ಪ್ರ.ನಿ.ಆ.ಕ.(ಪ್ರ.ಸಂ.ಕ್ರ.)/ಎಲ್.ಪಿ.ಆರ್/ 061/13-14 ದಿನಾಂಕ 29/05/2014 ರಲ್ಲಿ ಈ ಮಂಜೂರಾತಿಯಲ್ಲಿ ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಮಂಜೂರಾತಿಯನ್ನು ನೀಡಲಾಗಿದೆ. ದಿನಾಂಕ 29/05/2014 ರಿಂದ 28/05/2016 ರವರೆಗೆ ಮಾತ್ರ ಅಭಿವೃದ್ಧಿ ಅನುಮತಿಯು ಚಾಲನೆಯಲ್ಲಿರುತ್ತದೆ.

(ಜಂಟಿ ನಿರ್ದೇಶಕರು (ಅಭಿವೃದ್ಧಿ ನಿಯಂತ್ರಣ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು.)

KEY PLAN
NTS



SCHEDULE OF OPENINGS

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14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM
16	STAIRCASE WINDOW	SW	2850 x 2680	ALUMINIUM TOP HUNG

OWNER'S SIGNATURE

SIGN... H.R. Chandrashekar

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN...

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

ARCHITECTS :

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SOBHA CORPORATE OFFICE,
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	DRAWING NO : AS 2.3
	REV.NO.

JOB TITLE

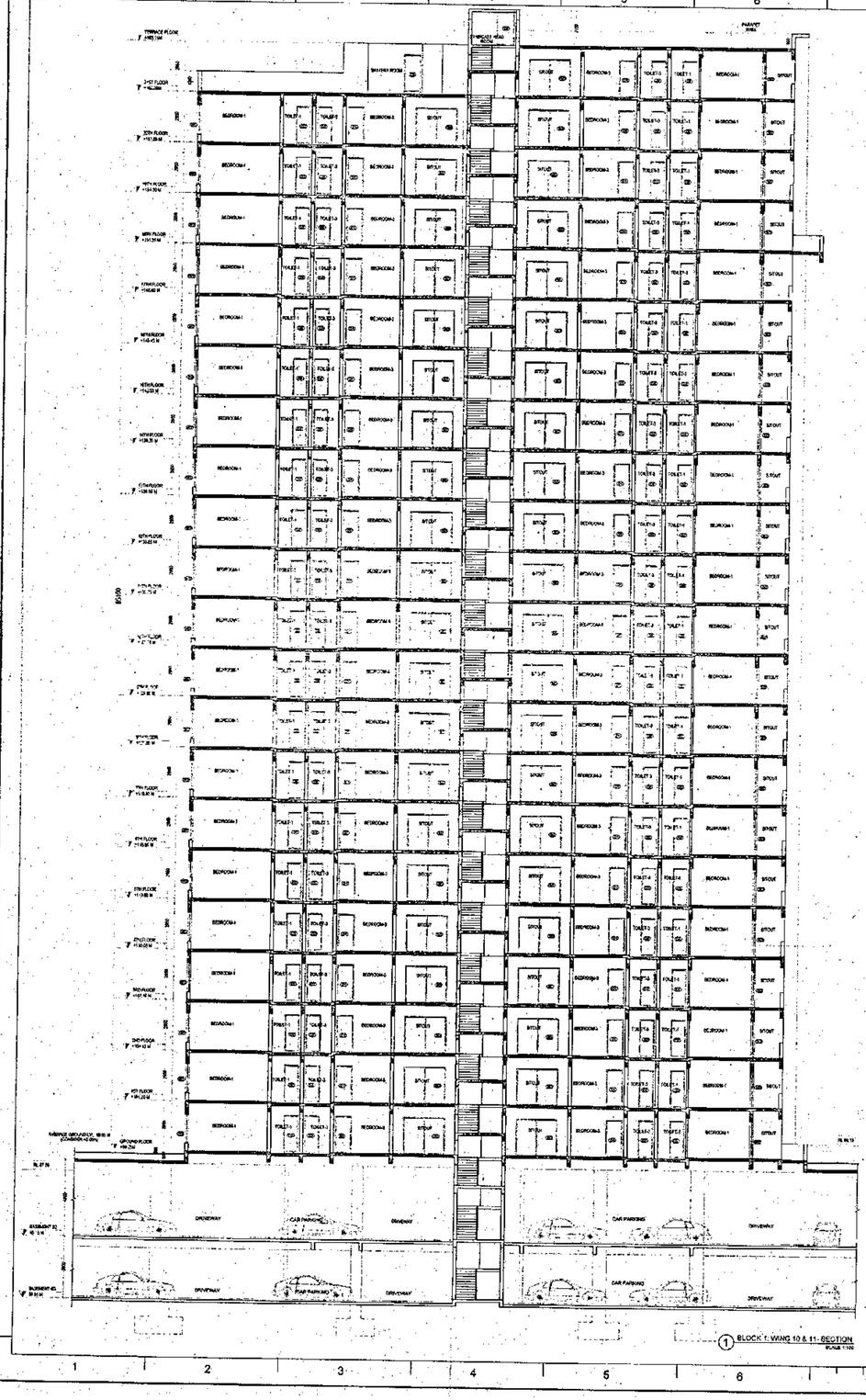
PROPOSED RESIDENTIAL APARTMENT IN
MUNICIPAL NO. 30/21/27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2
BERATENA AGRAHARA, BEGUR HOBLI,
BANGALORE, WARD NO. 152

DRAWING TITLE

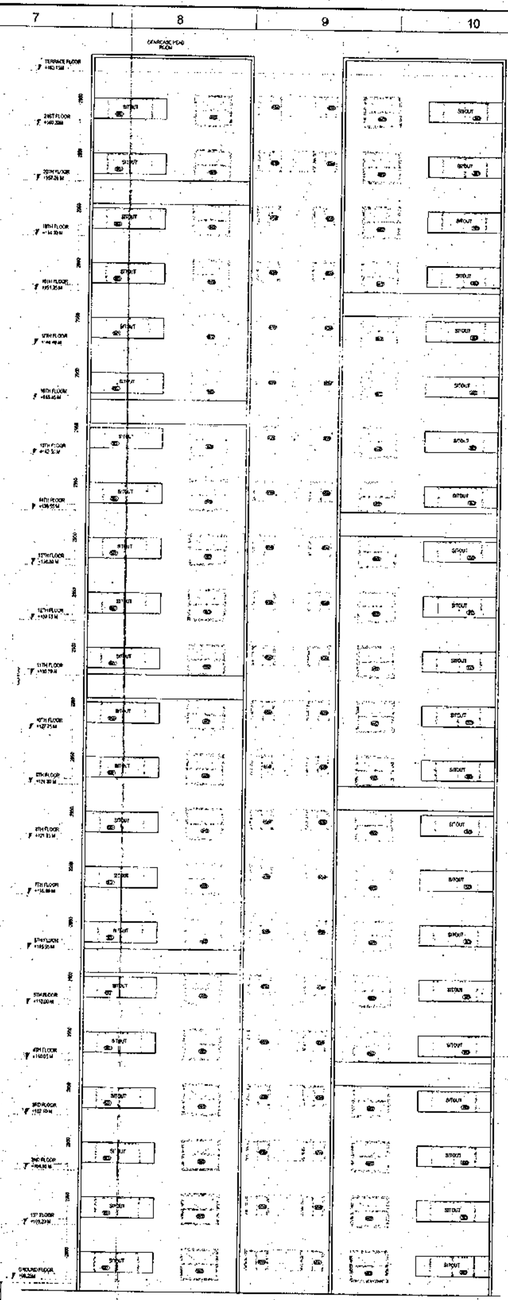
BLOCK -1
WING 10 & 11

FLOOR PLANS

SHEET NO : 2.3



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



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

ADDITIONAL CONDITIONS FOR BBMP 7 ADDITIONAL FLR (G+7) FLR (G+7) 13-14

Conditions:

i) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
a) Construction of Block 1 Wing 1 to 4, 6, 8 – 9(B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF

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

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

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

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

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

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

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

ix) The applicant / builder is prohibited from storing the excavated sand / spoil in open spaces and the common facility areas, which must be accessible to all the tenants and occupants.

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

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

xii) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

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

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

xv) Licenses and approved plans shall be posted at a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

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

xvii) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section (vi-a) (e) (b).

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

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

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

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

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

xxiii) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good manner for storage of water for non potable purposes or recharge of ground water as it is mandatory to all the owners having a minimum site area of 2400 sq.mts. (i.e. 40'x60').

xxiv) The building shall be designed and constructed adopting the norms prescribed in 'National Building Code' and in the Criteria for earthquake resistant design of structures' keeping this IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

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

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

xxvii) The applicant shall provide 2.1 fresh one commom door as the ground floor for the use of the visitors / servants / drivers and security man and also entrance shall be approached through a ramp for the Physically Handicapped persons / engineer with the stipulated norms.

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

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

xxx) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic suitable and should be processed in the Recycling, processing unit required capacity installed at site for its disposal / Organic Chambers for Biodegradable units of 50 and above and 5000 Sqft and above built up area for Commercial buildings.

xxxi) The structures with hazardous area shall be designed for functional stability and safety to ensure fire and explosion during the course of excavation for basements with safe design for retaining walls and safe structures for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of structures and general public in the adjoining safe locations.

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

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

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

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

xxxvi) The owners / Association of Highrise building shall obtain clearance certificate from Fire Force Department with due intimation regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.

xxxvii) The Owner / Association of the highrise building shall get the building assessed by empanelled agencies of like Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.

xxxviii) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / lifts etc. The certificate should be produced to the corporation and shall get the renewal at the corporation issued every two years.

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

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

xli) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDITIONAL CLR (LAW) (LABOUR) Bangalore, dated: 1 (CR) 57/2013, dated: 04.04.2013

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

Note:

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

K. NOC Details:

Sl.No.	Name of the Authority	Reference No. & Date	Comments/Issued
1	Fire Force Department	NOC/01/2562/2013 dt: 03-05-2013	Approved vide the Proceedings No. 1 & 2
2	Airport Authority of India	Acknowledgement dt: 17.11.2012	Building Bye-laws
3	KSPCB	Acknowledgement dt: 20.11.2012	Obtained / enclosed
4	SEIAA	SEIAA 206 CON 2012 dt: 05.10.2013	
5	BWSSB	Acknowledgement dt: 28.06.2013	
6	BESCOM	No. CYS/DEE(O&M)/EE(O&M)/BTM/ 81 dt: 20.03.2014	
7	NHAI	AAI/ATM/NHAI/13-05-1/2012 dt: 07.11.2013	
8	Unauthorized Plan approved from BDA	BDA/TPS(S)/LP-04/13-14/0001/13-14 dt: 21.05.2013	
9	Change of Land Use from BDA	BDA/TPS(S)/LUP/01-14/0004/13-14 dt: 22-10-2013	

M. The Applicant has paid the fee vide Receipt No. TR-JDTPS(S)TO/53014-1/May/2013-14 dated: 20-05-2013 for the following:-

1. Licence Fees	: 1,46,94,880.00
2. Ground Rent	: 74,80,360.00
3. Department Charges	
a) For Building	: 2,59,624.00
b) For Site	: 40,19,124.00
4. Security Deposit	: 1,85,04,600.00
5. Plan scrutiny & Compound wall charges	: 5,03,500.00
6. 1% Labour Cess for Administrative charges	: 1,91,033.00
TOTAL	: 6,59,98,221.00
	SAY Rs. 6,60,00,000/-

(Rupees Four crores Sixty lakhs only)

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

NOTE: 1) The demand for payment of Park & Open Space site is collected as per the orders of Hon'ble High Court vide WP No. 34231/2012 (LB-BMP), however this is subject to condition for permanent allotment of such land in future based on the outcome of the final court orders.
2) Payment of licence fee for sanctions of this plans is subject to stay of W.P. No. 49535/2008 & 25853/2008.

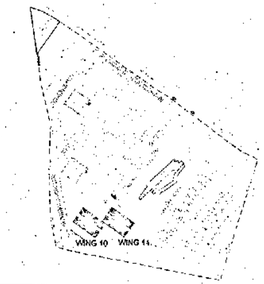
ಮೂಲ ಪ್ರತಿ :

ಸ್ಥಳ ಪರಿಶೀಲನೆಯನ್ನು ಮಾಡಿಲ್ಲ ಅಥವಾ ಸರ್ವೇಯರ್ ಸಂಖ್ಯೆ 13 ನೆ ಸರ್ವೇ ಅಥವಾ ಖಾತಾ ನಂ. ಸಂಖ್ಯೆ ಮಂಜೂರು ಆ ನಿ.ಇ.ಪ್ರ.ಮ.ಪ್ರ.ಸಂ.ಬಿಎಂಪಿ/ಪಿಎಲ್ಎಸ್/ಎಲ್ಎಸ್/13/ Block-2/ 29/ 30/ 2014 ಸ್ಥಳ ಪರಿಶೀಲನೆಯನ್ನು ಸಂಬಂಧಪಟ್ಟವರಲ್ಲಿ ವಿಚಾರಿಸಿ ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ. ದಿನಾಂಕ: 31/ 05/ 2014 ಅನ್ವಯ ಮಾಡಿ ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ.

(GOOD ENOUGH IMAGE A COPY)

ಸಹಾಯಕ ಆಯುಕ್ತರು (ಪಶ್ಚಿಮ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಶಾಂತಿನಗರ, ಬೆಂಗಳೂರು

KEY PLAN
NTS



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	NAME	SIZE (mm)	MATERIAL
1	MAIN DOOR	MD	1800 x 2150	GLASS
2	ENTRANCE DOOR	ED	1050 x 2150	WOODEN
3	FIRE DOOR	FRD	1050 x 2350	MS
4	DOOR	D1	950 x 2150	WOODEN
5	DOOR	D2	850 x 2150	WOODEN
6	SLIDING DOOR	SD	2430 x 2350	GLASS
7	VENTILATOR	V1	630 x 930	ALUMINIUM FIXED
8	VENTILATOR	V1A	630 x 930	ALUMINIUM OPENABLE
9	VENTILATOR	V2	760 X 1230	ALUMINIUM OPENABLE
10	SHAFT WINDOW	V3	790 x 1680	ALUMINIUM
11	WINDOW	W1	1820 x 1680	ALUMINIUM TOP HUNG
12	WINDOW	W2	2030 x 1680	ALUMINIUM TOP HUNG
13	WINDOW	W3	1230 x 1030	ALUMINIUM TOP HUNG
14	WINDOW	W4	630 x 930	ALUMINIUM TOP HUNG
15	KITCHEN WINDOW	KW	1250 x 1030	ALUMINIUM
16	STAIRCASE WINDOW	SW	2850 x 1680	ALUMINIUM TOP HUNG

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 43124000
E-mail: architects@sobha.com

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

JOB TITLE

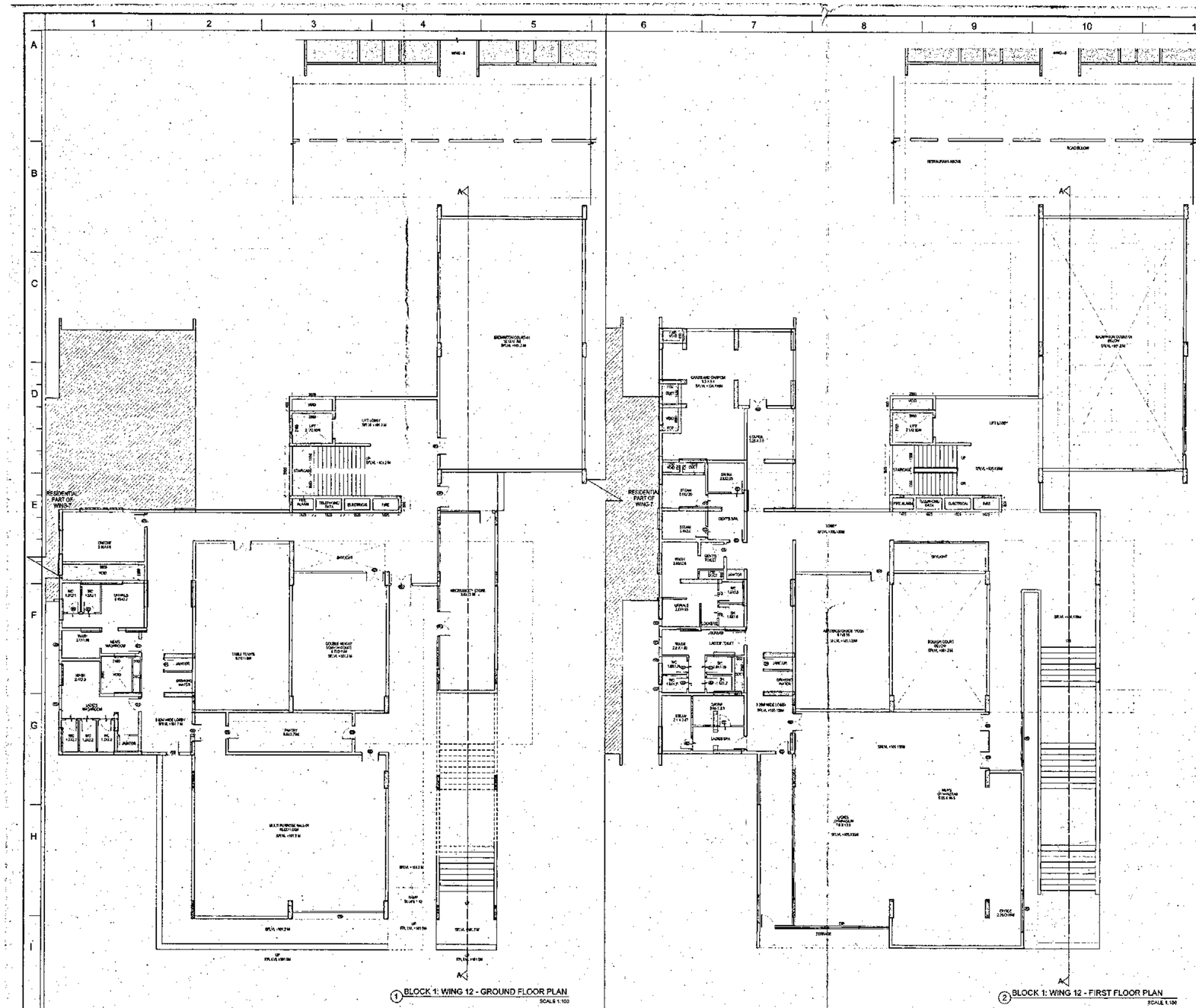
PROPOSED RESIDENTIAL APARTMENT IN MUNICIPAL NO. 30/21 /27/, 15 /1, 15 /2, 16 /1 A,B,C & 16 /2 BERATENA AGRAHARA, BEGUR HOBLI, BANGALORE. WARD NO. 192

DRAWING TITLE

BLOCK -1
WING 10 & 11

SECTION ELEVATION

SHEET NO : 24



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

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

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

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING
a) Construction of Block-1 Wing 1 to 4, 6, 8 - 10+S+20 UF & Wing 5 - 3B+G+10 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
b) Sanction is accorded for Residential use only. The use of the building shall not be resumed to any other use.
c) 3BF and Surface area reserved for car parking shall not be converted for any other purpose.
d) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
e) Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
f) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
2) The applicant shall ensure all workmen involved in the construction work against any accidents / unforeseen incidents arising during the time of construction.
3) The Applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
4) 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.
5) The applicant shall provide a space for housing the substation transformers & associated equipments as per K.E.R.C (Ele. & Supply) code leaving 3.00 mts. from the building within the premises.
6) The applicant shall provide a separate room preferably 4.50 x 3.66 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 28.
7) 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.
8) The applicant shall plant at least two trees in the premises.
9) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
10) Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
11) If owner / builder contravenes the provisions of Building Bye-laws and rules in force the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
12) Technical personnel, Applicant or Owner as the case may be shall strictly adhere to the duties and responsibilities described in Schedule – IV (Bye-law No. 3 (h) under sub section No.8 (a) (c) (i).
13) The building shall be constructed under the supervision of a registered structural engineer.
14) On completion of foundation or footings before erection of walls on the site/service and in the case of columnar structure, after erection the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
15) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of licence & shall apply for permission to occupy the building after its completion.
16) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
17) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
18) 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).
19) 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.
20) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
21) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 51) of Building Bye laws 2003 shall be provided.
22) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security and shall entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
23) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 28 are provided in the building.
24) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and shall not carry out construction activities after 8PM and before 8AM to avoid disturbance during late hours.
25) Garbage is segregating from Apartments / Commercial Buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing area required capacity enabled at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building)
26) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and basal structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and persons ensuring safety of workmen and general public by erecting safe barricades.
27) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken wherever Commencement Certificate.
28) Sufficient two wheeler parking shall be provided as per requirement.
29) Traffic Management Plan shall be prepared from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
30) TDR certificate should be produced at the time of obtaining Occupancy Certificate (6% of the total area).
31) The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission obtained every two years.
32) The Owner / Association of the high rise building shall conduct bed mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
33) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
34) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed canceled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM "C.E.,AUAY "A.Ke.Pa") Maa.Ke. AASEA 1/2003(L)-77013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the establishment working / working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned Asst. Engineer in order to inspect the establishment and assess the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:
1. Accommodation shall be provided for sealing up of suitable for imparting education to the children of construction workers at the labour camps / construction sites.
2. List of children of workers shall be furnished by the Builder / contractor to the Labour Department wherever in existence.
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 in case if the statements submitted in respect of property in question is found to be false or fabricated, the plan sanctioned shall be cancelled automatically and legal action will be instituted.

4) NOC Details:

Sl. No.	Name of the Statutory Corporations	Reference No. & Date	Comments received
1	Fire Force Department	SRC (1) No.692/2013-14 dtd:05-05-2014.	Name of the Fire Station Officer to whom the NOC issued to the Executive Body
2	Airport Authority of India	Acknowledgement dt. 17-11-2012	
3	AAI/CS	Acknowledgement dt. 25-11-2013	should be addressed to.
4	SEIAA	SEIAA "KA" CON" 2013-14/ 63-138 2013	
5	BWSSB	Acknowledgement dt. 28-08-2012	
6	BESCOM	EE (P) Mail/ HP-4/21-A/ dt.04/07/05-01 dt. 25-02-2013	
7	BSNL	AGM (TFP)/BG/2013-14/WR-54/200 gt dtd:-6 dt. 28-11-2013	
8	Development Plan approval from BDA	BDA/PR&DC/JD(S)/2012-13/ NOC/ 13-14 dt. 21-03-2013	
9	Change of Land Use from BDA	BDA/PR&DC/JD(S)/2013-14/NOC/ 3-14 dt. 20-12-2013	

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

1. Licence Fees	: 1,42,88,620.00
2. Ground Rent	: 74,96,356.00
3. Betterment Charges	
a) For Building	: 3,59,624.00
b) For Site	: 46,16,624.00
4. Security Deposit	: 1,91,04,800.00
5. Plan scan & Compound wall charges	: 3,03,640.00
6. 1% Labour Cess for Administrative charges	: 1,91,012.00
TOTAL	: 4,65,96,521.00
	SAY Rs. 4,65,96,500/-

(Rupees Four crores Sixty lakhs Ninety six only)

7. Labour Cess Rs. 1,91,06,200/- vide D.D No. 226016 dt:05-05-2014, AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is, quashed as per the orders of Hon'ble High Court vide W.P No. 2522/13316 &.S.&W.P.L. However, fee is subject to variation as per pendence of such cases in future, based on the outcome of the final court orders.
2) Payment of scrutiny fee for sanction of plan is subject to result of W.P. No. 48636/2008 & 29952/2008.

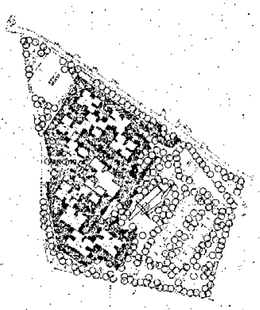
ನಕಲು ಪ್ರತಿ

ಸಹಿ ಮಾಡಿರುವವರು, ನಮ್ಮ ಅಧಿಕೃತ ಅಧಿಕಾರಿ ದಿನಾಂಕ 13/05/2014 ರಂದು ಭೇಟಿ ನೀಡಿ ಸ್ಥಳವನ್ನು ಪರಿಶೀಲಿಸಿದ್ದು ಸದರಿ ಸ್ಥಳವು ದಿನಾಂಕ 22/05/2014 ರಂದು

ಮೂಲ ಸಹಿ ಮಾಡಿರುವವರಲ್ಲಿ ನಮ್ಮಲ್ಲಿರುವ ಯಾವುದೇ ಬದಲಾವಣೆಯನ್ನು ದಿನಾಂಕ 22/05/2014 ರಂದು ಕಂಡುಬಂದಿರುವುದಿಲ್ಲ ಎಂದು ಮತ್ತು ಯಾವುದೇ ಅಡೆತಡೆಗಳು ಇರುವುದಿಲ್ಲ ಎಂದು ಪ್ರಮಾಣೀಕರಿಸಲಾಗಿದೆ.

(ಅಧಿಕಾರಿಯ ಸಹಿಯ ಮೇಲೆ ಮುದ್ರೆ)

KEY PLAN
NTS



SCHEDULE OF OPENINGS

SCHEDULE OF OPENINGS

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

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA.
TEL : 43220300
E-mail: architects@sobha.com

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

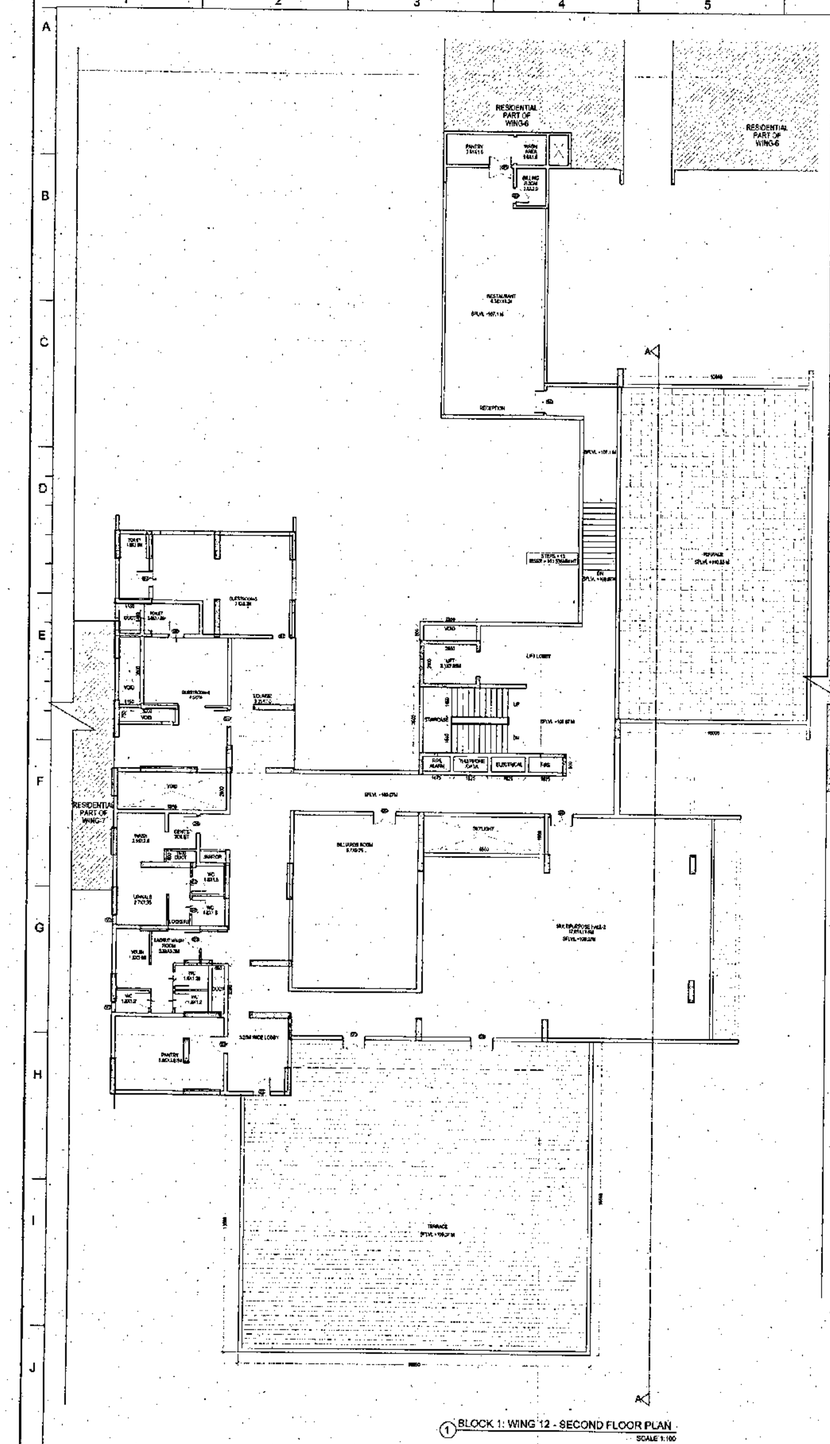
JOB TITLE

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

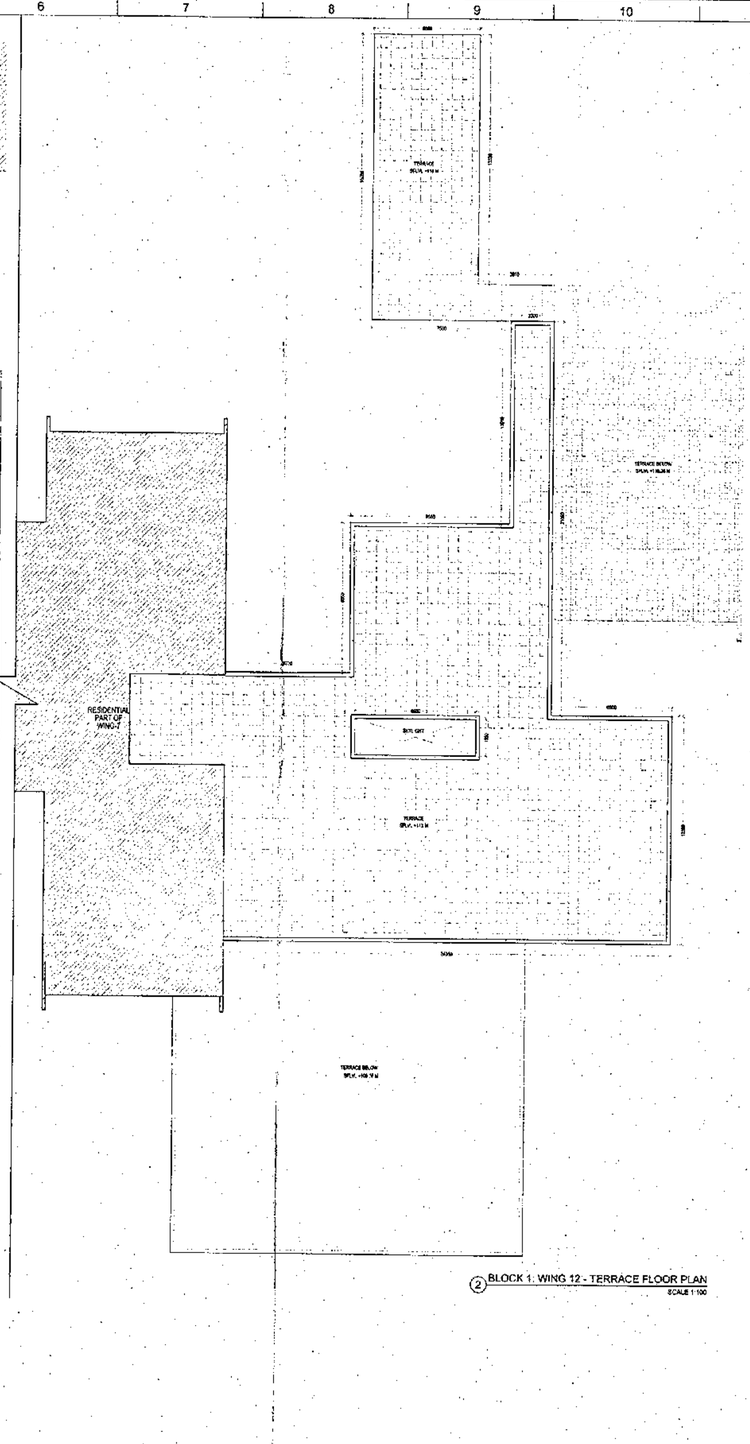
DRAWING TITLE

BLOCK -1
WING 12
GROUND & FIRST FLOOR PLAN

SHEET NO : 2.5



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



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

SEMP / 4.2(2)(B) / JD (S) / LP 06(1)/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING.
   a) Construction of Block 1 Wing 1 to 4, E, B - 3B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential uses only. The use of the building shall not be deviated to any other use.
3) BBP and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power mains has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephone cables, cable tv at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct sanitary 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 / subsequent accidents arising during the time of construction.
8) The applicant shall not store any building materials / debris on footpath or on roads or on drains. The drains shall be cleaned and transported to near by dumping yard.
9) The Applicant / builder is prohibited from selling the sanitary area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for housing the distribution transformers & associated equipments as per K.E.R.C (Ea & D) code leaving 2.00 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law no. 23.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc., in & around the site.
13) The applicant shall plant at least two trees in the premises
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans must be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 9.4) under sub section 9.4.6 (a) to (h).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a)
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" adopting IS: 1893 (Part 1)-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per basis 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27) The separate shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrances shall be approached through a ramp for the Physically handicapped persons / hygiene with the stepped entry.
28) The Occupancy Certificate will be commenced only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 06:00 PM to avoid inconvenience during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic wastes and should be processed in the Recycling processing unit, required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building)
31) The structures with basements shall be designed for sub-soil seepage and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environment and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (3% of the total area)
36) The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department with due protection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
37) The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good working condition and an affidavit in that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct fire mock – drills in the building, one before the onset of summer and another during the summer and ensure come-over safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM (RE) 81/LAY/LR(E)(K) Ka.Ga.Ba., AARE& LD/HUILT/2013, dated: 01.04.2013

1. Registration of Applicant / Builder / Owner / Contractor and the contractors vehicles working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned Asst. Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site is work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Appellate / Builder / Owner / Contractor shall employ a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be maintained 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. BWAP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or forged, the plan sanction will stands cancelled automatically and legal action will be instituted

II. NOC Details

Sl. No.	Name of the Deparmtent	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GAO (1) 350/2013 dt: 09-09-2013	As per the conditions enclosed in the letter issued by the concerned dept. which are applicable to the project
2	Airport Authority of India	Acknowledgement dt: 17.11.2013	
3	KSPCB	Acknowledgement dt: 25.11.2013	
4	SEIAA	SEIAA 299 CON 2013 dt: 30-10-2013	
5	BWSSB	Acknowledgement dt: 29.08.2013	
6	BESCOM	CE (E)/SUPDTE(E)/EE-4/1467/2013- dt: 22.10.2013	
7	BBMP	ASST (PH)/S. 6/2013-14/Vol-2/429 dt: 30-8- dt: 07.11.2013	
8	Development Plan approval from BDA	BDA/TP/NOC/F-5415/13-14/APP/3-14 dt: 31.08.2014	
9	Change of Land Use from BDA	BDA/TP/NOC/LUC/1403/5/13-14 dt: 22.12.2013	

III. The Applicant has paid the fee vide Receipt No. 70/JD/BP/5418/2014-15/May/9629 dated: 29-05-2014 for the following :

1.	Licence Fees	: 1,66,98,660.00
2.	Ground Rent	: 74,86,380.00
3.	Betterment Charges	
	a) For Building	: 7,86,024.00
	b) For Site	: 46,16,634.00
4.	Security Deposit	: 1,83,04,980.00
5.	Plan Scrty & Compound wall charges	: 3,69,900.00
6.	1% Labour Cess for Administrative charges	: 1,97,997.00
	TOTAL	: 4,86,24,140.00
		SAY Rs. 4,86,24,000/-

(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,96,06,200/- vide D D No. 229616 dt:29-05-2014, AXIS BANK BANGALORE Branch.

NOTE: 1) The Sanction is subject to payment of Park & Open Space fee as quantified as per the orders of Hon'ble High Court vide W.P No. 35321/2012 (LB-BMP), however, that is subject to condition for remittance at such time in future, based on the outcome of the final court orders.
2) Payment of license fee for sanction of this plans is subject to result of W.P No. 4966/2004 & 2563/2005.

ಮೂಲ ಪ್ರತಿ :

ಈ ಯೋಜನೆಯನ್ನು ಬಿಬಿಎಂಪಿಯ ಅಧಿಕಾರಿಯ ಅಧಿಕೃತ ದಿನಾಂಕ 13-05-2014 ರ ಪತ್ರದ ಜೆಜೆ ಸಂ. 1026 ರಡಿಯಲ್ಲಿ ಪರಿಶೀಲಿಸಿ ಅನುಮತಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 29-05-2014

ಈ ಪತ್ರ ಯೋಜನೆಯನ್ನು ಸಂಬಂಧಪಟ್ಟ ಪತ್ರಗಳನ್ನು ಅನುಮತಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 29-05-2014 ರಂದು 29-05-2014 ರಂದು ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ.

(GOOD CHANDRASHEKAR)

KEY PLAN
NTS

SCHEDULE OF OPENINGS

SCHEDULE OF OPENINGS

S.N	DESCRIPTION	TYPE	SIZE	REMARKS
1	GLASS DOOR	GD	1230X2150	GLASS
2	GLASS DOOR	GD1	1550X2150	GLASS
3	GLASS DOOR	GD2	1850X2150	GLASS
4	DOOR	D1	950X2150	WOODEN
5	DOOR	D2	850X2150	WOODEN
6	FIXED GLASS WINDOW	FG		
7	SLIDING DOOR	SD	2430X2150	GLASS
8	VENTILATOR	V1	760X930	ALUMINUM OPENABLE
9	VENTILATOR	V2	480X930	ALUMINUM OPENABLE

OWNER'S SIGNATURE

SIGN.....

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

SIGN.....

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

ARCHITECTS :

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

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

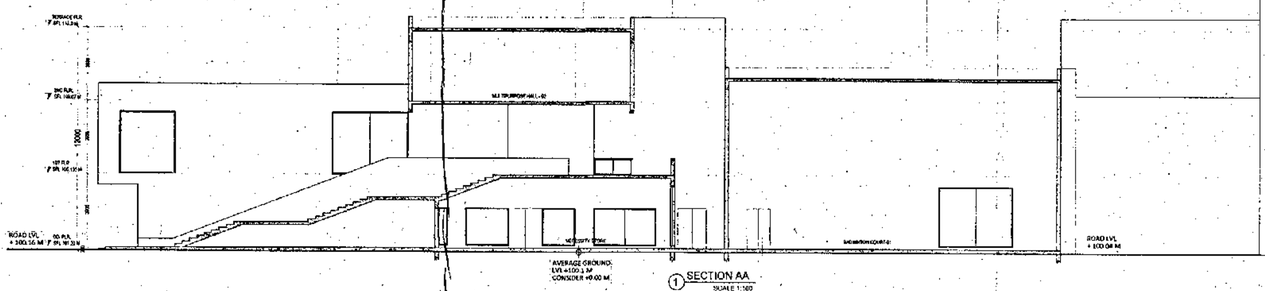
JOB TITLE

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

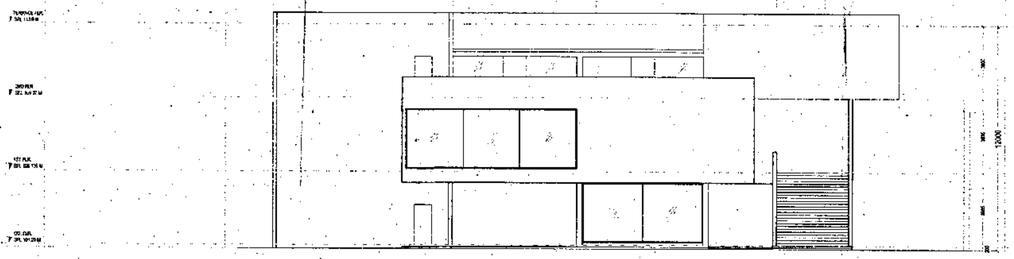
DRAWING TITLE

BLOCK -1
WING 12
SECOND & TERRACE FLOOR PLAN

SHEET NO : 26



1 SECTION AA
SCALE 1:100



2 ELEVATION
SCALE 1:100

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

CONDITIONS:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Block 1 Wing 1 to 4, 8, 9 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF, Wing 7, 9, 10 & 11 B+G+21 UF, Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) SBF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary clear for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall ensure all workman involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / owner is prohibited from putting the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupiers.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sls & O) code leaving 3.00 mts. from the building within the premises.
11) The applicant shall provide a separable room preferably 4.00 x 2.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No 23.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other inconvenience to the public in the front, rear & sides of the site & around the site.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration of the same is deposited for the third time.
17) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.8) under sub section (iv) & (v) to (x).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundations and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building Bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet at the ground floor for the use of the workers / servants / drivers and security man and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall not before 06.00 AM to avoid inordinate during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEAA / KSPCB shall to be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (0% of the total area).
36) The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission ekcept once in two years.
37) The Owner / association of the highrise building shall get the building inspected by empanelled agencies of the Fire Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation ans Fire Force Department every year.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working conditions of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazzards.
40) All conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (CE 33 LAY 2013(PART)) BANGALORE (LD/SR/BT/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and his construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers employed at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

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

8. NOC Details

Sl. No.	Name of the Statutory Departments	Reference No. & Date	Conditions stipulated
1	Fire Force Department	GBC(1) 1668/2013-14 dt. 03-05-2014	As the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	Acknowledgement dt. 19-11-2013	
3	KSPCB	Acknowledgement dt. 23-11-2013	
4	SEAA	SEIAA 206, CON 2013 dt. 03-10-2013	
5	BWSSB	Acknowledgement dt. 29-08-2013	
6	BESCOM	CE (D)/BAZ-EE(E)/ AE4/67976-87 Dt: 23-10-2014	
7	ESML	ADM1(P)/B-99/2013-14/999/24/2013 dt. 22-11-2013	
8	Development Plan approval from BDA	PCN/TP/MOL/Pu/2015-14/4660/115-14 dt. 21-01-2014	
9	Change of Land use from BDA	BDA/S1/98CE.LU/0103-14/3880/15-14 dt. 22-10-2013	

M. The Applicant has paid the fee vide Receipt No. TP/JD/PSU/376/2014-15/May/6629 dated: 29-08-2014 for the following:-

1	License Fees	: 1,40,99,600.00
2	Ground Rent	: 74,86,380.00
3	Betterment Charges	
	a) For Building	: 5,99,624.00
	b) For Site	: 46,16,624.00
4	Security Deposit	: 1,83,64,800.00
5	Plan copy & Compound wall charges	: 3,05,950.00
6	1% Labour Cess for Administrative charges	: 1,97,000.00
	TOTAL	: 4,99,69,321.00
		SAY Rs. 4,99,69,000/-

(Rupees Four crores Ninty lakhs only)

7 Labour Cess Rs. 1,96,00,000/- vide D.D No. 229018 dt 29-08-2014, AXIS BANK BANGALORE Bank)

NOTE: 1) The demand for payment of park & Open Space fee is quashed as per the orders of Hon'ble High Court vide WP no. 28537/2013 (LB-BBMP), however, fee is subject to condition for withdrawal of such order in future, based on the outcome of the final court orders.
2) Payment of balance fee for sanction of this plane is subject to result of WP No. 4905/2008 & 29432/2007.

ಮೂಲ ಪ್ರತಿಯಲ್ಲಿ

KEY PLAN
NTS

SCHEDULE OF OPENINGS

SCHEDULE OF OPENINGS

S.N	DESCRIPTION	TYPE	SIZE	REMARKS
1	GLASS DOOR	GD	1250X2150	GLASS
2	GLASS DOOR	GD1	1550X2150	GLASS
3	GLASS DOOR	GD2	1850X2150	GLASS
4	DOOR	D1	950X2150	WOODEN
5	DOOR	D2	650X2150	WOODEN
6	FIXED GLASS WINDOW	FG		
7	SLIDING DOOR	SD	2430X2150	GLASS
8	VENTILATOR	V1	1500X600	ALUMINIUM OPENABLE
9	VENTILATOR	V2	4800X600	ALUMINIUM OPENABLE

OWNER'S SIGNATURE .

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 4920000
E-mail: architects@sobha.com

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

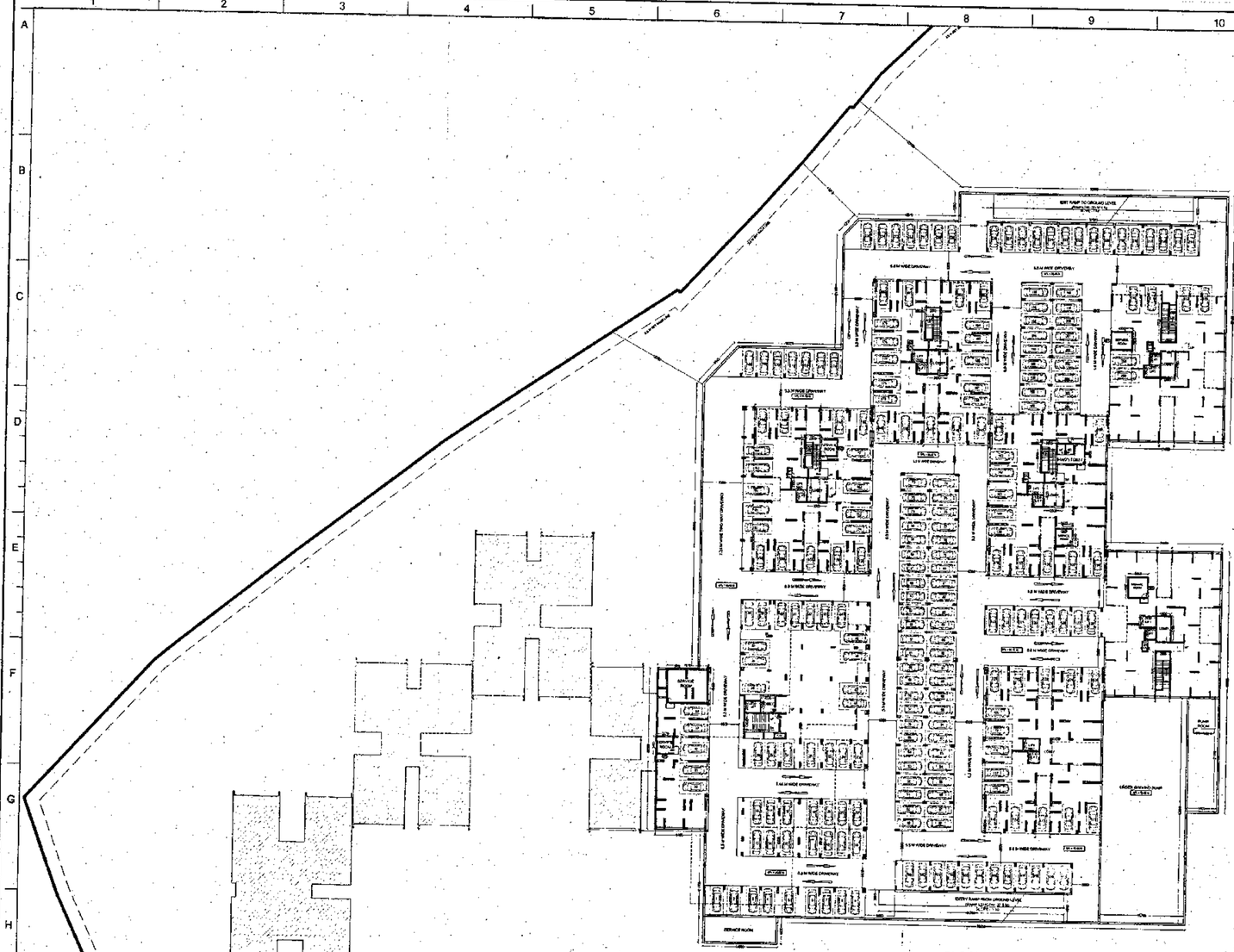
JOB TITLE

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

DRAWING TITLE

BLOCK -1
WING 12
SECTION & ELEVATION

SHEET NO : 27



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

GBMP / AddlDir / NOC(SZ) / P.M.177/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
   a) Construction of Blocks 1 to 4, 6, 8 - 3G+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF.
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 3BF and Surface slabs reserved for car parking shall not be converted for any other purpose, even lives to be part to BWSSB and BESCOM if any.
4) Development charges towards increasing the capacity of water supply, sanitary and power main lines 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 depositing garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not disturb any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to new by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per KERC (Sls & C) code leaving 3.00 mts from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law no. 28.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the premises. The building licensee and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registrations if the same is requested for the third time.
17) Technical personnel, Applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No.) &) under sub section IV-B (a) to (d).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columned structures after erecting the columns "COMMENCEMENT CERTIFICATE" shall be produced.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building 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 & 29 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall also before 08.00 P.M to avoid hindrance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and recyclable waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal (Applicable for Residential units of 60 and above and 5000 Sqrs and above built up area for Commercial buildings).
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and likewise ensuring safety of workmen and general public by erecting barricades.
32) The consent for Establishment from the Ministry of Environment and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the said area).
36) The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. This Certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical inspectorate with due inspection by the department regarding working conditions of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the highrise building shall conduct two mock – drills in the building one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM (VIDE ITEM NO. 8(a)(iii) OF MINUTES OF 151ST CTS MEETING DT:04-11-2013)

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned Local Engineer in order to register the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:

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

N. NOC Details :

Sl No.	Name of the Statutory Authorities	Reference No. & Date	Conditions imposed
1	Fire Force Department	GSC (1) 586/2013 dt: 06-06-2014	All the conditions imposed in the letter issued by the Statutory Body
2	Airport Authority of India	Acknowledgement dt: 17-01-2013	Arrived for 90m(+)61.0
3	KSPCB	Acknowledgement dt: 23-11-2013	
4	SEIAA	SEIAA : 208 : CON : 2013 dt: 03-10-2013	
5	BWSSB	Acknowledgement dt: 28-05-2013	
6	BESCOM	CE (Tech)/SE(Elec)/EE(C-4)/AEE(T)/BG-6/ dt: 12-03-2014 AGM (TS)/SE(OP)/EE(TS)-2/AEE (T-4)/ dt: 03-11-2013	
7	SEIAA	SEIAA/ENV/KSPCB-Apply-1/2013/15-16 dt: 21-03-2014	
8	Development Plan approval from BDA	BDA/TP(NOC)/JD(TS)/1453/2013-14 dt: 29-10-2013	
9	Change of Use of Site from BDA	BDA/TP(NOC)/JD(TS)/1453/2013-14 dt: 29-10-2013	

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

1. Licence Fees	1,48,96,660.00
2. Ground Rent	74,80,330.00
3. Betterment Charges	
a) For Building	3,99,004.00
b) For Site	46,16,624.00
4. Security Deposit	1,89,04,800.00
5. Plan copy & Compound wall charges	3,03,600.00
6. 1% Labour Cess for Administrative charges	1,97,022.00
TOTAL	4,69,94,277.00
	SAY Rs. 4,69,95,000/-

(Rupees Four crores Sixty Nine lakhs only)

ಮೂಲ ಪ್ರತಿ

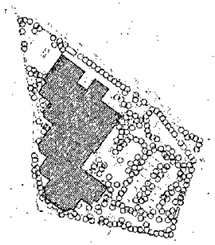
7. Labour Cess Rs. 1,95,06,200/- vide D D No. 226016 dt:20-05-2014, AXIS BANK BANGALORE Branch

NOTE: 1) The demand for payment of Park & Open Space fee is examined as per the orders of Hon'ble High Court vide WP No. 2920/10010 (LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of the Final court orders.
2) Payment of licence fee for sanction of this plans is subject to realization of the D.D. towards payment.

ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ಪಡೆಯಲು ಅರ್ಜಿ ದಿನಾಂಕ 29/05/2014 ರಂದು ಸಲ್ಲಿಸಲಾಗಿದ್ದು, ಅರ್ಜಿಯಲ್ಲಿ ಕೋರಿರುವಂತೆ ಕಟ್ಟಡ ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿದೆ. ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ಪಡೆಯಲು ಅರ್ಜಿ ದಿನಾಂಕ 29/05/2014 ರಂದು ಸಲ್ಲಿಸಲಾಗಿದ್ದು, ಅರ್ಜಿಯಲ್ಲಿ ಕೋರಿರುವಂತೆ ಕಟ್ಟಡ ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿದೆ. ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ಪಡೆಯಲು ಅರ್ಜಿ ದಿನಾಂಕ 29/05/2014 ರಂದು ಸಲ್ಲಿಸಲಾಗಿದ್ದು, ಅರ್ಜಿಯಲ್ಲಿ ಕೋರಿರುವಂತೆ ಕಟ್ಟಡ ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ನೀಡಲಾಗಿದೆ.

(ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ))

KEY PLAN (NTS)



SCHEDULE OF OPENINGS

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

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL: 49329000
E-mail: architects@sobha.com

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

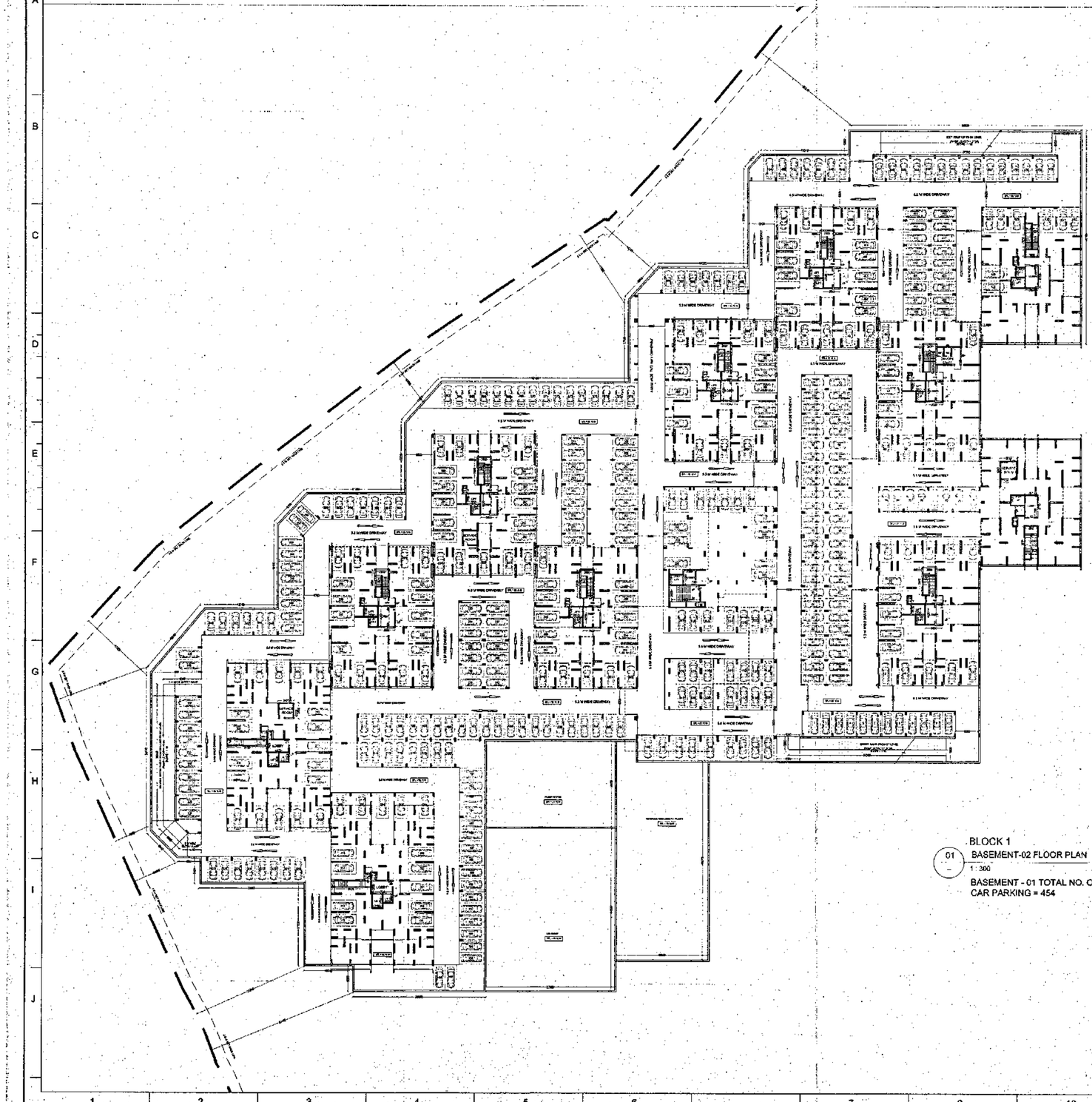
JOB TITLE

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

DRAWING TITLE

BASEMENT - 01 PLAN

SHEET NO : 28



01 BLOCK 1
BASEMENT-02 FLOOR PLAN
1 : 300

BASEMENT - 01 TOTAL NO. OF CAR PARKING = 454

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

Conditions:

1) Sanction in accordat for the proposed RESIDENTIAL BUILDING
a) Construction of Block 1 Wing 1 to 4, 6, 8 - 3B+G+20 UF & Wing 5 - 3B+G+19 UF
Wing 7, 9, 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF
& Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) ST and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development Charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary deds for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C Etc & .Di code leaving 3.00 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) a) License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws, and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 7.6) under sub section VI-A (c) to (k).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the 'Criteria for earthquake resistant design of structures' keeping No. IS: 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 91) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall also before 08.00 PM to avoid hindrance during late hours.
30) Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 2000 Sqm and above built up area for Commercial building)
31) The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and sheet structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / SEIAA / KSPCB should be taken before issuing of Commencement Certificate
33) Sufficient two wheeler parking shall be provided as per requirement
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the cost area).
36) The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the concerned and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the high rise building shall get the building inspected by empanelled agencies for the Fire Force Department to ensure that the fire equipments installed are in good and workable condition and are sufficient to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of high rise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39) The Owner / Association of the high rise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plans for the project should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Conditions as per Letter Govt of Karnataka vide
ARDB(HUDD)/ 64 AAT/2009-10 dtd 14.10.2010 & 13/08/2013, dated: 21-04-2015

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

Note:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of our sanction 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

K. NOC Details

Sl. No	Name of the Authority	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 566/2013 dt. 03-05-2014	All the conditions imposed in the letter issued by the authority body
2	Airport Authority of India	Acknowledgement dt. 17-11-2013	should be adhered to
3	KSPCB	Acknowledgement dt. 13-11-2013	
4	SEIAA	SEIAA 208 CON 2013 dt. 03-12-2013	
5	BWSSB	Acknowledgement dt. 26-06-2013	
6	BESCOM	CE (M&RD)/SE(E)-4/4457/13-14 dt. 22-08-2014	
7	BSNL	AGM (TP-I)/JTO(I)/13-14/Ms-34/20 dt. 02-11-2013	
8	Development Encroachment / Open Area	BDA/TP/W2/DA-40/13-14/EE/815-16 dt. 21-03-2014	
9	Receipt of Land Use from BDA	BDA/TP/W2/LUC/01/2013-14/559/13-14 dt. 22-10-2013	

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

1.	Licence Fees	1,48,98,880.00
2.	Ground Rent	74,95,380.00
3.	Betterment Charges	
	a) For Building	2,80,084.00
	b) For Site	46,18,624.00
4.	Security Deposit	1,53,04,800.00
5.	Plan copy & Compound wall charges	2,09,800.00
6.	1% Labour Cess for Administrative charges	1,97,032.80
	TOTAL	4,86,50,531.80
		SAY Rs. 4,86,00,000/-

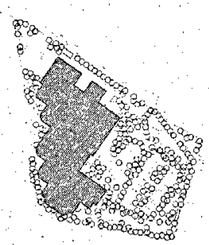
(Rupees Four crores Sixty lakhs only)

7. Labour Cess Rs. 1,95,06,200/- vide D.D No. 228018 dt.20-05-2014, AXIS BANK BANGALORE Branch.

NOTE: 1) The demand for payment of Park & Open Space fee is quashed as per the orders of Hon'ble High Court vide W.P No. 25821/2010 (LB-BMP), however, this is subject to condition for restitution of such fee if Land Acquisition Authority awards the land amount.
2) Payment of licence fee for sanction of this plans is subject to result of W.P No. 4809/2006 & 29402/2009

ಕೆ ಆರ್ ಚಂದ್ರಶೇಖರ್
ಅಧಿಕೃತ ಸಹಿದಾರರು
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

KEY PLAN (NTS)



SCHEDULE OF OPENINGS

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

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
SARJAPUR-MARATHAHALLI,
OUTER RING ROAD, DEVARABISANAHALLI,
BANGALORE - 560103, INDIA
TEL : 49372000
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DEALT BY: LAKSHMI	SCALE : 1:300.
CHECKED BY: MEENAL	DATE : 28/05/2014
NORTH	PROJECT NO.: 0358
	DRAWING NO.: AS 29
	REV.NO.

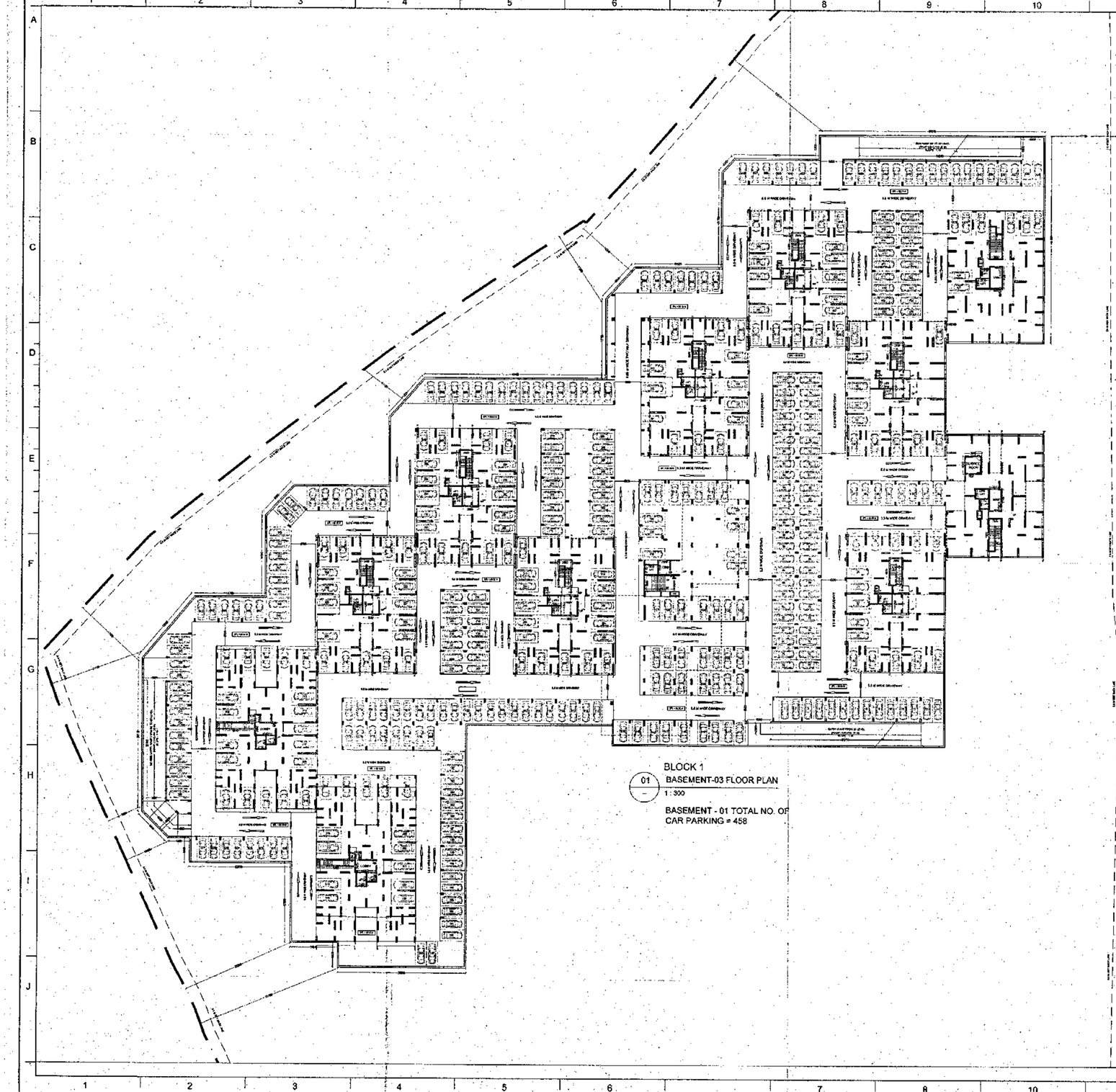
JOB TITLE

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

DRAWING TITLE

BASEMENT - 02 PLAN

SHEET NO : 29



BLOCK 1
01 BASEMENT-03 FLOOR PLAN
1 : 300

BASEMENT - 01 TOTAL NO. OF CAR PARKING = 458

BBMP / Addl Dir / JD (S) / LP 0047/13-14

Conditions:

1) Sanction is accorded for the proposed RESIDENTIAL BUILDING:
a) Construction of Block 1 Wing 1 to 4 & 6 - 7B+G+20 UF & Wing 5 - 3B+G+19 UF Wing 7, 9 10 & 11 B+G+21 UF Wing 12 Club House G+2 UF, Block 2 - G+1 UF & Block 3 - G+1 UF
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) BF and Surface area reserved for car parking shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5) Necessary ducts for running telephones cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
6) The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7) The applicant shall ensure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8) The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9) The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10) The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. Rs & it could belong 3.00 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc in & around the site.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) Licence and approved plans shall be posted in a conspicuous place of the licensed premises.
The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be cautioned by the Authority in the first instance, warned in the second instance and cancel the registration if the same is requested for the third time.
17) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-5 (a) to (k).
18) The building shall be constructed under the supervision of a registered structural engineer.
19) On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20) Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of licence & shall apply for permission to occupy the building after its completion.
21) The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24) The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25) The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26) Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 34) of Building bye-laws 2003 shall be ensured.
27) The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of construction vide Sr. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall inter before 06.00 PM to avoid nuisance during the hours.
30) Garbage originating from Assemments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit required capacity installed in site for the re-use / disposal (Applicable for Residential Units of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
31) The structures with basements shall be designed for structural stability and safety to ensure for and stabilization during the course of excavation for basements with safe design for retaining walls and sheet structure for the safety of the structure as well as the adjoining property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32) The consent for establishment from the Ministry of Environmental and Forest (MOEF) / SPAA / KSPCB should be taken before issuing of Commencement Certificate.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35) TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36) The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
37) The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38) The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years
39) The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40) All other conditions laid down by Bangalore Development Authority while approving the Development Plan to the extent should be strictly adhered to.
41) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM FOR BAN/MISC/TAX(M) /KAW(L)/2013-14/0001 dated:8/04/2013

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

Note:

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

a. NOC Details

Sl. No	Name of the Statutory Department	Reference No. & Date	Conditions applied
1	Fire Force Department	NOC (1) 666/09/13 dt: 05-06-2014	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	Acknowledgement dt: 17-11-2010	
3	KSPCB	Acknowledgement dt: 2-11-2010	
4	SEIAA	SEIAA 306 CON 10 dt: 05-10-2010	
5	BWSSB	Acknowledgement dt: 26-08-2013	
6	BESCOM	CE (E)/BM/07(A-RE-4)/KRIT/75-21-dt: 22-03-2014	
7	DGHI	AVIA/1[19]/ac/2013-14/Vol-14/201 @ BDA dt: 07-11-2013	
8	Development Plan approval from BDA	BDA/TPV/DLP-447/13-14/0071/13-14 dt: 21-05-2014	
9	Change of Land Use from BDA	BUA/TP&C/LUC/07/2013-14/0095/13-14 dt: 22-10-2013	

b. The Applicant has paid the fee vide Receipt No. TP/JDTPS/JT/01/2014-15/May/0029 dated: 26-05-2014 for the following :

1.	Licence Fees	: 1,48,98,580.00
2.	Ground Rent	: 74,99,380.00
3.	Betterment Charges	
	a) For Building	: 3,69,024.00
	b) For Site	: 46,16,624.00
4.	Security Deposit	: 1,23,04,800.00
5.	Plan copy & Compound wall charges	: 3,01,800.00
6.	1% Labour Cess for Administrative charges	: 1,97,032.00
	TOTAL	: 4,05,86,251.00
		SAY Rs. 4,90,24,000/-

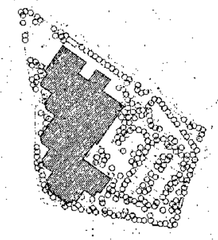
(Rupees Four crores Ninety lakhs only)

7. Labour Cess Rs 1,95,06,200/- vide D D No. 220015 dt 26-05-2014, AXIS BANK BANGALORE Branch

NOTE: 1) The demand for payment of Park & Open Space fee is pushed as per the orders of Hon'ble High Court vide W.P. No. 25221/2450 (LB-BMP), however, the is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.
2) Payment of licence fee for erection of the plans is subject to result of W.P. No. 49906/2006 & 7980/2008

ಜಂಟಿ ಆಯುಕ್ತರು(ದಕ್ಷಿಣ) ಮತ್ತು ಅವರಿಂದ ಅಧಿಕಾರ ಪಡೆದವರು
ದಿನಾಂಕ 13/05/2014 ರಂದು ಬಿಬಿಎಂಪಿ ಕಚೇರಿ ನಿರ್ಣಯ
ಅ ಪತ್ರ ಸಂ ಬಿಬಿಎಂಪಿ/ಜೆಡಿ(ಎಸ್)/15-16 ದಿನಾಂಕ: 29/05/2014
ಇವರ ಜ್ಞಾ ದಲ್ಲಿರುವಂತೆ ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ಸಿದ್ಧಪಡಿಸಲಾಗಿದೆ.
ಅಧಿಕೃತಪಡಿಸಿದವರು. ದಿನಾಂಕ: 27/05/2014
29/05/2014 ರಂದು ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ.
(ಜಂಟಿ ಆಯುಕ್ತರು(ದಕ್ಷಿಣ))

KEY PLAN (NTS)



SCHEDULE OF OPENINGS

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

OWNER'S SIGNATURE

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

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA DEVELOPERS LTD.
SOBHA CORPORATE OFFICE,
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DEALT BY: LAKSHMI
SCALE : 1:300
CHECKED BY: MEENAL
DATE :28/05/2014
NORTH
PROJECT NO.: 0358
DRAWING NO.: AS 3.0
REV.NO.

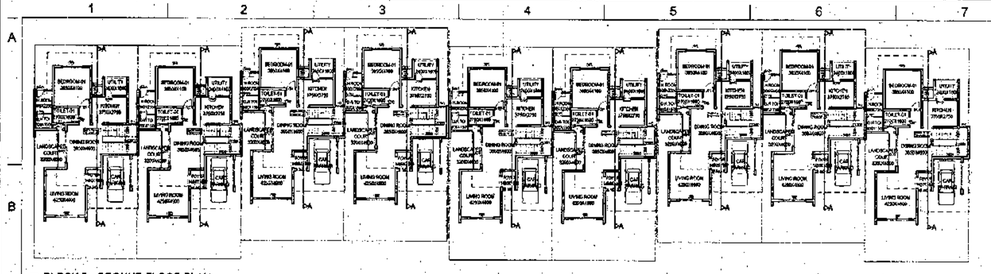
JOB TITLE

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

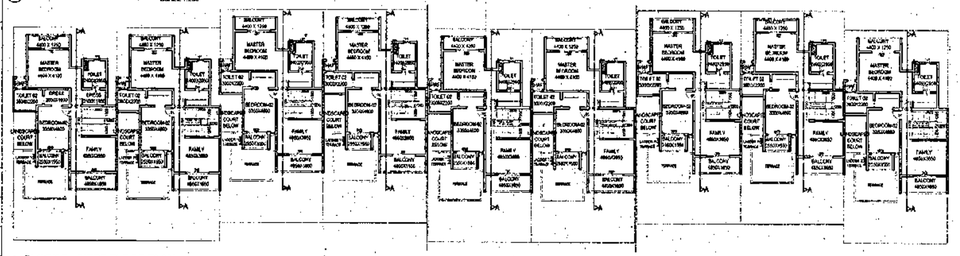
DRAWING TITLE

BASEMENT - 03 PLAN

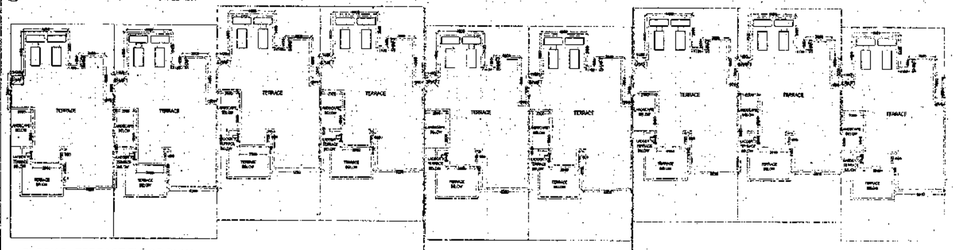
SHEET NO : 3.0



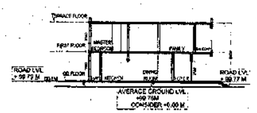
1 BLOCK 2 - GROUND FLOOR PLAN
SCALE 1:200



2 BLOCK 2 - FIRST FLOOR PLAN
SCALE 1:200



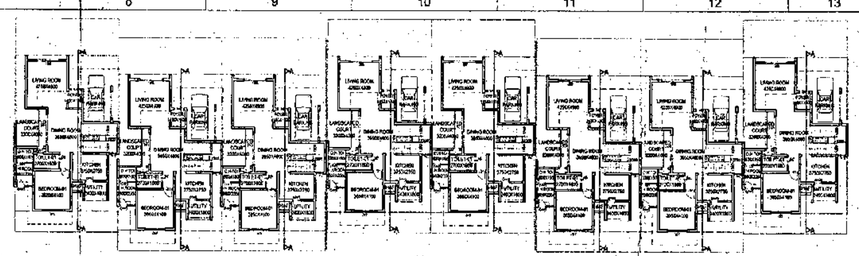
3 BLOCK 2 - TERRACE FLOOR PLAN
SCALE 1:200



4 BLOCK 2 - SECTION AA
SCALE 1:200

9 BLOCK 2 - ELEVATION
SCALE 1:200

10 BLOCK 3 - ELEVATION
SCALE 1:200



5 BLOCK 3 - GROUND FLOOR PLAN
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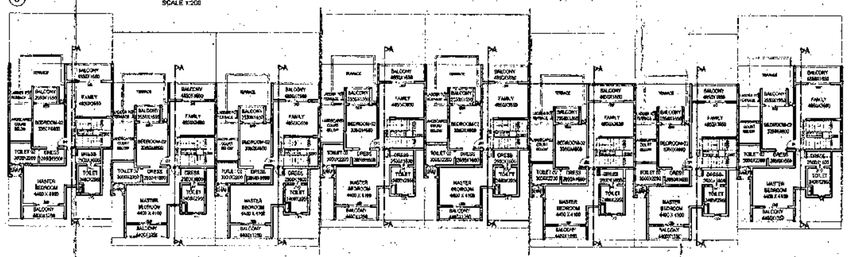
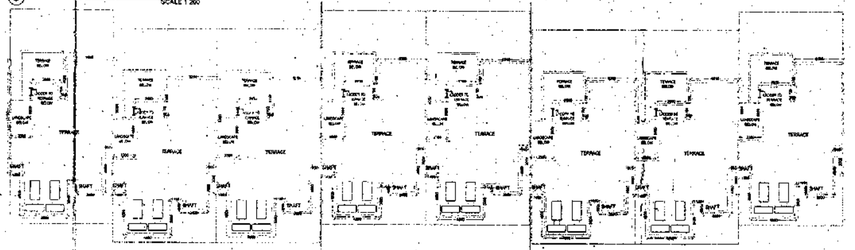


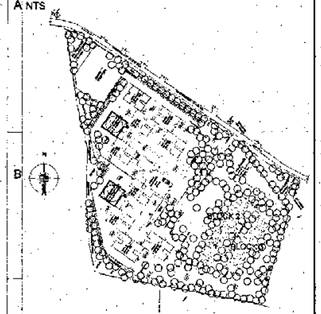
6 BLOCK 3 - FIRST FLOOR PLAN
SCALE 1:200



7 BLOCK 3 - TERRACE FLOOR PLAN
SCALE 1:200

8 BLOCK 3 - SECTION AA
SCALE 1:200

KEY PLAN
N.T.S



SCHEDULE OF OPENINGS

S.N	DESCRIPTION	TYPE	SIZE	REMARKS
1	ENTRANCE DOOR	ED	1050X2150	WOODEN
2	DOOR	D1	850X2150	WOODEN
3	DOOR	D2	800X2150	WOODEN
4	DOOR / WINDOW	DW1	830X2150 870X1020	WOODEN
5	DOOR / WINDOW	DW2	830X2150 1360X1020	WOODEN
6	WINDOW	W1	2100X1650	ALUMINIUM
7	WINDOW	W2	1350X1650	ALUMINIUM
8	WINDOW	W3	400X1650	ALUMINIUM
9	SLIDING DOOR	SD	2430X2150	GLASS
10	SLIDING DOOR	SD1	3300X2150	GLASS
11	SLIDING DOOR	SD2	2130X2150	GLASS
12	VENTILATOR	V1	630X930	ALUMINIUM OPENABLE
13	VENTILATOR	V1A	630X1230	ALUMINIUM OPENABLE
14	VENTILATOR	V2	630X930	ALUMINIUM OPENABLE

OWNER'S SIGNATURE

SIGN.....

AUTHORIZED SIGNATORY
(H.R CHANDRASHEKAR)

ARCHITECTS SIGNATURE

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

ARCHITECTS :

SOBHA
RESIDENCY WORKS

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

JOB TITLE

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

DRAWING TITLE

BLOCK - 2 & 3
FLOOR PLANS
SECTION & ELEVATION

SHEET NO : 31