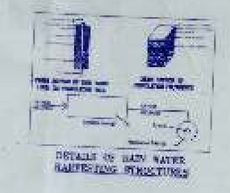




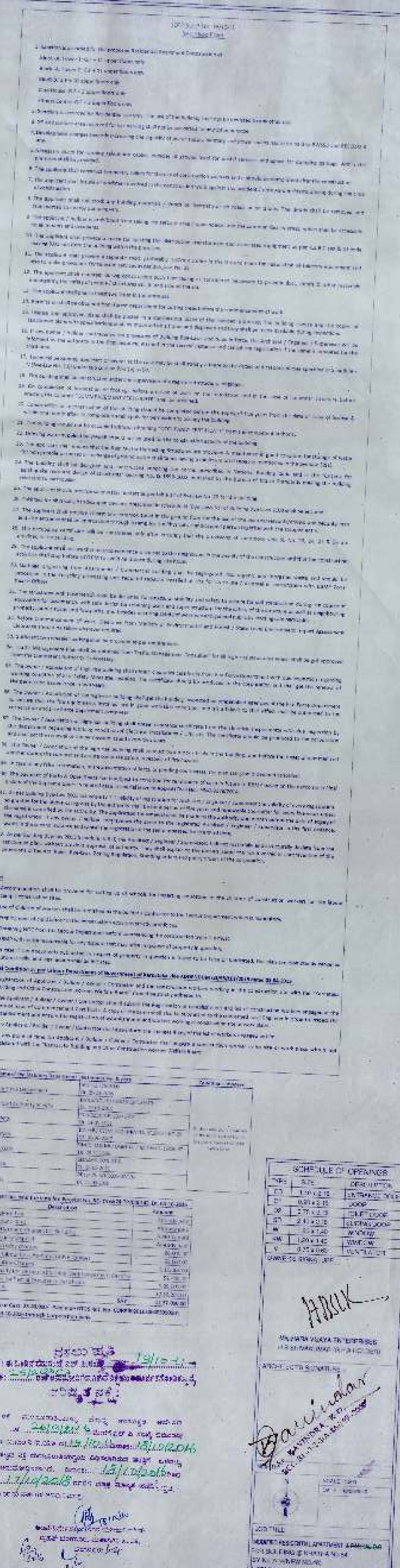


KEY PLAN
SCALE: N.T.S.

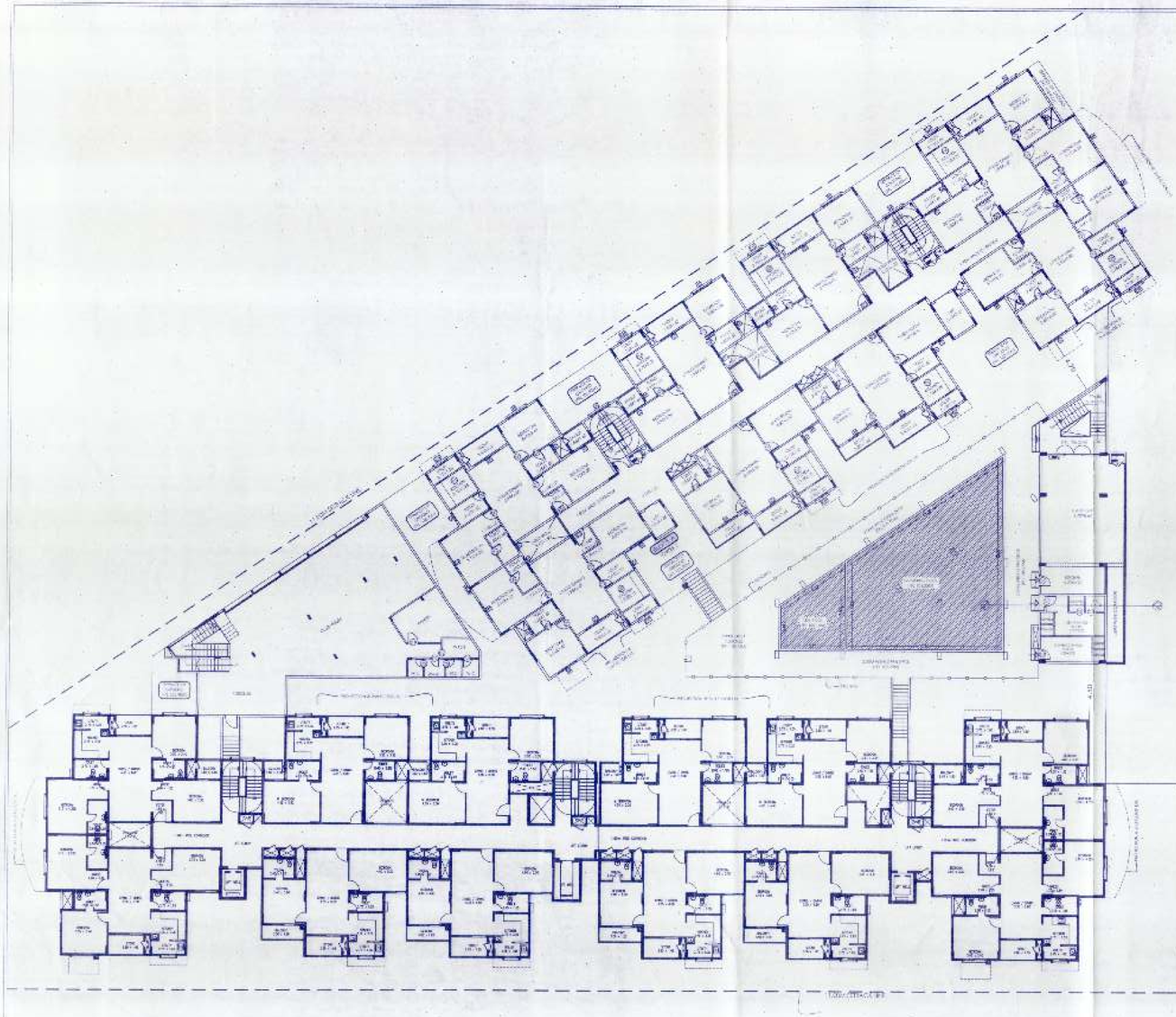


DETAILS OF RAIN WATER HARVESTING STRUCTURES

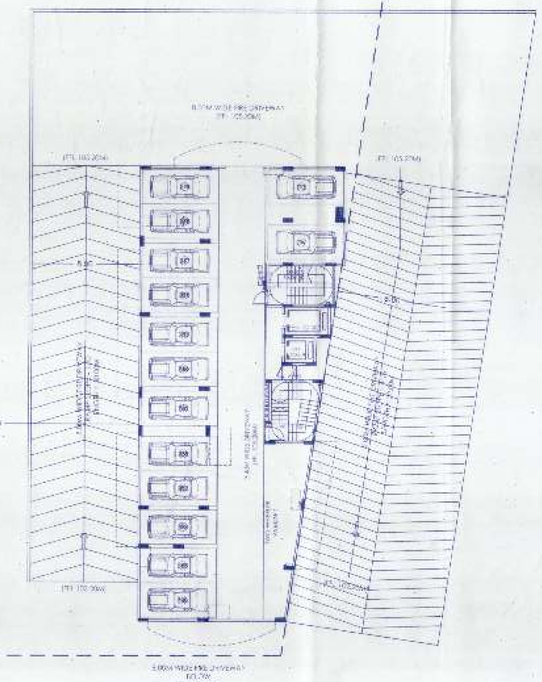
SITE PLAN



AREA RESERVED FOR PARK
1421.35QM



1st FLOOR PLAN



GROUND FLOOR PLAN

Modified Plan

1. Sanction is accorded for the proposed Residential Building and Commercial Building in
   Block-A : Stilt + 1st upper floor only
   Block-B : Stilt + 2nd upper floor only
   Block-C : Stilt + 3rd upper floor only
   Club House : Stilt + 1st upper floor only
   Pump House : Stilt + 1st upper floor only
2. Sanction is accorded for Ground Floor only. The use of the building shall be for residential purpose only.
3. All the conditions mentioned in the sanctioning letter shall be complied with strictly.
4. Developmental charges towards increase in density, if any, shall be paid separately.
5. Necessary steps for rainwater harvesting, collection of ground water for public purpose and plans for disposing garbage within the premises shall be provided.
6. The applicant shall comply with the rules of conservation of trees and shall not remove any trees from the premises.
7. The applicant shall ensure that no one uses the premises for any purpose other than the purpose for which sanction is accorded.
8. The applicant should not cause any nuisance to the neighbours / public or obstruct or encroach on any public property. The applicant shall be solely responsible for any litigation that may arise.
9. The applicant / builder / developer shall not change the plan without prior permission from the competent authority.
10. The applicant shall provide a separate room, with adequate space, for the use of the Security Personnel for the protection of persons and property and also for the accommodation of servants, visitors and flats, etc. (Sl. No. 32)
11. The applicant shall obtain the Fire protection clearance certificate as stipulated in the Karnataka Fire Prevention and Fire Safety Act, 1964 and the Rules framed thereunder before the commencement of the work.
12. The applicant shall not store any hazardous, combustible or inflammable materials on the premises.
13. The applicant shall provide adequate facilities like drinking water, latrines, urinals, etc., for the construction workers employed by him/her/them during the period of construction in such a manner as may be prescribed by the Labour Welfare Officer in the area.
14. The applicant shall not raise any unauthorised construction in the premises.
15. Sufficient space shall be provided for the parking of vehicles in accordance with the Parking Regulations. The parking spaces shall not be converted for any other purpose.
16. The applicant shall provide a ramp for the physically handicapped persons as per the rules.
17. The applicant shall obtain the Commencement Certificate before putting the foundation.
18. The applicant shall submit the Completion Certificate in the prescribed form after the completion of the building and shall not occupy the building or part thereof until the Occupancy Certificate is issued.
19. The applicant shall not encroach upon the road or any other public place during the course of construction or thereafter.
20. The applicant shall not put up any sign board or hoarding without obtaining a separate permission from the Competent Authority.
21. The applicant shall not make any alterations in the elevation of the building.
22. The applicant shall not sell or part with the possession of any flat in the building before obtaining the Occupancy Certificate.
23. The applicant shall not violate the provisions of the Karnataka Apartment Ownership Act, 1972.
24. The applicant shall not violate the provisions of the Karnataka Fire Prevention and Fire Safety Act, 1964.
25. The applicant shall not violate the provisions of the Karnataka Ancient and Historical Monuments and Archaeological Sites and Remains Act, 1961.
26. The applicant shall not violate the provisions of the Karnataka Town and Country Planning Act, 1961.
27. The applicant shall not violate the provisions of the Karnataka Municipal Corporations Act, 1976.
28. The applicant shall not violate the provisions of the Karnataka Municipalities Act, 1964.
29. The applicant shall not violate the provisions of the Karnataka Panchayat Raj Act, 1993.
30. The applicant shall not violate the provisions of the Karnataka Land Reforms Act, 1961.
31. The applicant shall not violate the provisions of the Karnataka Land Revenue Act, 1964.
32. The applicant shall not violate the provisions of the Karnataka Land Acquisition Act, 1894.
33. The applicant shall not violate the provisions of the Karnataka Land Grabbing Prohibition Act, 2011.
34. The applicant shall not violate the provisions of the Karnataka Land Revenue Rules, 1966.
35. The applicant shall not violate the provisions of the Karnataka Land Revenue (Amendment) Act, 2011.
36. The applicant shall not violate the provisions of the Karnataka Land Revenue (Amendment) Rules, 2011.
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48. The applicant shall not violate the provisions of the Karnataka Land Revenue (Amendment) Rules, 2017.
49. The applicant shall not violate the provisions of the Karnataka Land Revenue (Amendment) Act, 2018.
50. The applicant shall not violate the provisions of the Karnataka Land Revenue (Amendment) Rules, 2018.

ನಕಲು ಪ್ರತಿ

SCHEDULE OF OPENINGS		
TYPE	SIZE	DESCRIPTION
D	1.00 x 2.10	ENTRANCE DOOR
D1	0.90 x 2.10	DOOR
D2	0.75 x 2.10	TOILET DOOR
SD	1.40 x 2.10	SLIDING DOOR
W	1.00 x 1.20	WINDOW
KW	1.20 x 1.20	WINDOW
V	0.75 x 0.60	VENTILATOR

COVERED UNDER LIFT

H/N/K

M/S. HIRA VIJAYA ENTERPRISES
LIG-B-HUDA/DUP-C-K-HOLDER

ARCHITECT'S SIGNATURE

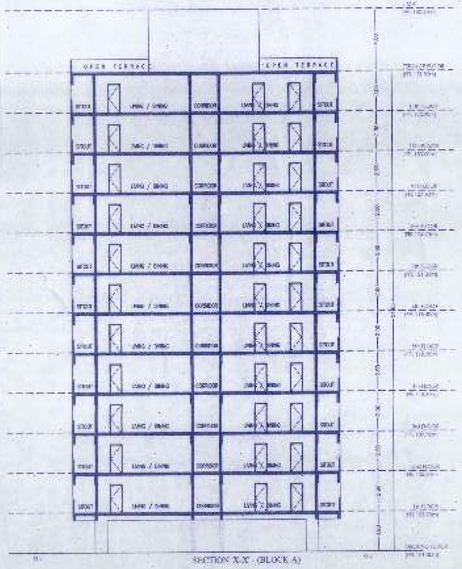
Bhanindra K.N.
ARCHITECT
REGD. NO. KAR/2005/00000

N

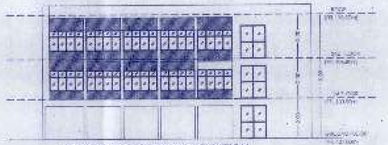
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DATE : 19/08/2015

LOCALITY

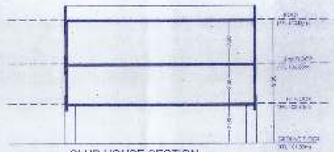
BUILDING PERMISSION NO. MAHADEVAPURA/BBMP/ADDL/0010/2015-16
TITLE DEED NO. B-BK-1-00000-2015-16
KHATA NO. 0123456789/123
SITE ADDRESS : KRISHNARAJAPURA, MAHADEVAPURA, BANGALORE-560048
PROPOSED RESIDENTIAL APARTMENTS AT KRISHNARAJAPURA, MAHADEVAPURA, BANGALORE-560048
DRAWING TITLE
BLOCK - A, B, C
1st FLOOR PLAN
SCALE : 1:100 (1 cm = 1 m)
SHEET NO. 2



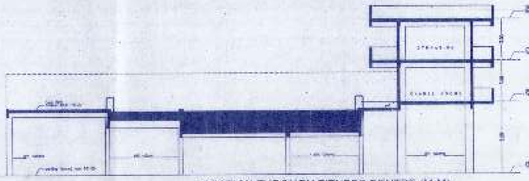
SECTION X-X (BLOCK A)



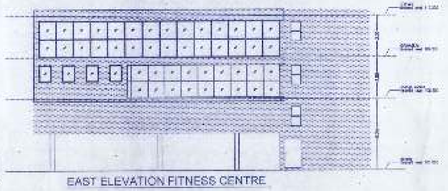
CLUB HOUSE NORTH ELEVATION



CLUB HOUSE SECTION



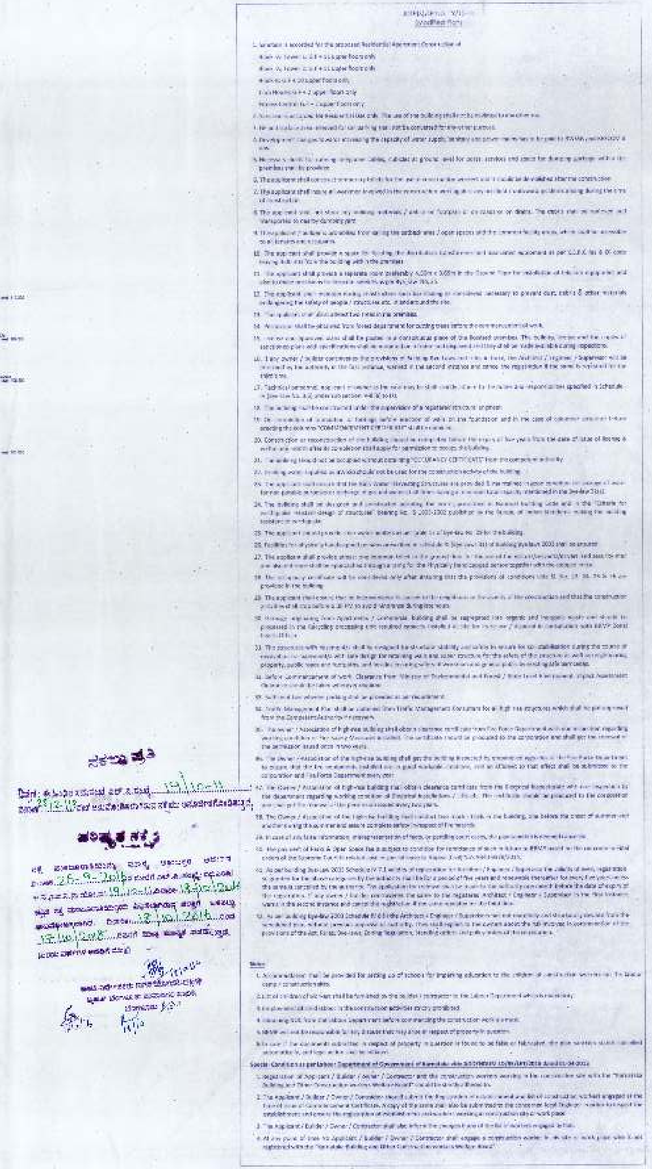
SECTION THROUGH FITNESS CENTRE (M-M)



EAST ELEVATION FITNESS CENTRE



SOUTH SIDE ELEVATION (BLOCK A)



SCHEDULE OF OPENINGS		
TYPE	SIZE	DESCRIPTION
MD	1.00 X 2.10	PANELLED DOOR
D1	0.80 X 2.10	DOOR
D2	0.75 X 2.10	TOILET DOOR
W	1.00 X 1.20	WINDOW
WW	1.20 X 1.20	WINDOW
V	0.60 X 0.60	VENTILATOR

OWNER'S SIGNATURE :

BLOCK

M/S RAMA VIJAYA ENTERPRISES
H R BASAVARAJAIAH (GPA HOLDER)

ARCHITECT'S SIGNATURE :

Document is ...
... REVISION ...
... SEC (BL) 32 ...

SCALE : 1:100
DATE : 19/05/2015

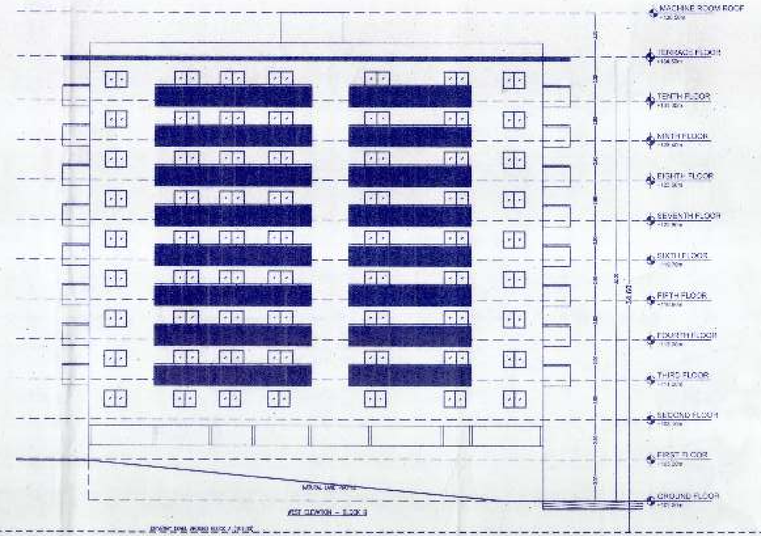
JOB TITLE :

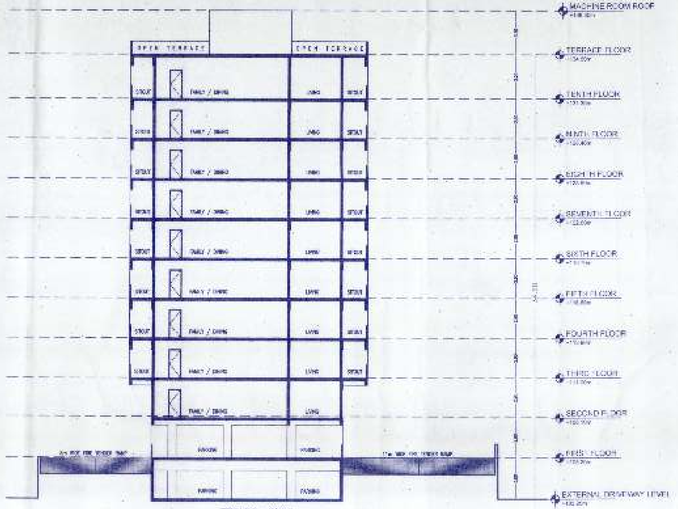
PROPOSED RESIDENTIAL APARTMENT COMPLEX
FOR BUILDING OF 3 NOS OF 1 BLOCK
(SOUTH FACING BLOCK)
AT TAVARAKERE KORAMANGALA VILLAGE,
UTTARAHALLI HOBLI, BANGALORE SOUTH.

DRAWING TITLE :

SECTION AND ELEVATION - BLOCK A

SHEET : 10 OF 10





ಸಾಲು ಪತ್ರ

ಸರಿಪಡಿಸಿ ಸಲ್ಲಿಸಿ:

ಅನುಮತಿ ಪತ್ರ

CERTIFICATE No. 170/12-13
Date:30/08/2012

1. Sanction is accorded for the proposed Residential Apartment Construction of
Block A- Tower 1 (G + 13 upper floors only)
Block A- Tower 2 (G + 13 upper floors only)
Block B (G + 13 upper floors only)
Club House (G + 1 upper floor only)
Guard Room (G + 0 upper floor only)

2. Sanction is accorded only for the building mentioned above and the use of the building shall not be deviated from the same.

3. Efficient measures have to be taken for the rain water harvesting pit and all the connected formalities of the project.

4. Development charges towards providing, the quantity of water supply, sanitary and power are not to be paid to BWSSB and the BESCOM respectively.

5. Requirement of car parking facilities i.e. one car space per 100 sq.mt. of built up area for commercial premises and one car space for every dwelling unit for residential premises shall be provided.

6. The applicant shall construct compound wall within the site and shall not encroach on to the adjacent or any other public properties.

7. The applicant shall ensure all necessary precautions in the construction work to avoid any accident during the time of construction.

8. The applicant shall not block any existing natural drains / storm water drains in and around the site. The storm water drain for rainwater and the garden has to be suitably provided.

9. The applicant / builder is required to have separate staircase and / lift for persons with disabilities, which shall be accessible to all residents and occupants.

10. The applicant shall provide a space for locating the transformer substation and associated equipment as per KERC Sec 6.71 (with covering fencing) in their own premises, as per the approved plan.

11. The applicant shall provide a separate room / area (minimum 4.00m x 3.00m) for the Security Personnel with toilet and water facilities as per the requirements and also to make provisions for provision of electricity as per Rule no. 5.6.19.

12. The applicant shall implement only the recommendations and their compliance measures to prevent dust, debris & other air pollution during the construction and public / road nuisance, if any, caused by the same.

13. The applicant shall provide adequate fire fighting arrangements.

14. Prior consent shall be obtained for cutting trees before the commencement of the work.

15. Electric and approved power line is passing in a congested area of the licensed premises. The existing overhead line for the purpose of uninterrupted electric supply to the neighbouring area / Karnataka Electricity Board shall be shifted at the cost of the applicant.

16. If any owner / builder contravenes the provisions of the Bye-laws / provisions / orders, the Architect / Engineer / Supervisor shall be informed for the cancellation of the final occupancy certificate in the second instance and cancel the registration of the Licensed Technician for the same.

17. Technician personnel / applicant or owner or the developer shall not, without the written permission of the Authority, withdraw from the site any water from the bore well / open well / tank / lake / river / sea / canal / reservoir or any other source for the purpose of construction activity.

18. The applicant shall not store any building materials on the road / footpath.

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

20. The completion of foundation or footings before erection of walls on the foundations and the completion of each storey or part of the building shall be reported to the Authority and a certificate from the Engineer / Architect / Supervisor shall be submitted stating that the same has been done as per the sanctioned plan.

21. Construction or reconstruction of the building shall be commenced within six months from the date of issue of the permit and in the case of failure the Sanctioning Authority shall cancel the permit and the same shall be intimated to the applicant.

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

23. Drinking water supplied by BWSSB / from bore wells shall not be used for the construction activity of the building.

24. The applicant shall ensure that the Rain Water Harvesting Structures are provided in accordance with the Government Order No. FEE 113 BMP 2009, Bangalore dated 29.10.2009 and shall be maintained in good condition for storage of water for non-potable purposes or recharging of ground water at all times. Non-maintenance / non-functioning of the RWH structures shall be liable for action under the provisions of the KMC Act, 1976 and Rules made thereunder.

25. The building shall be constructed and maintained adopting the norms prescribed in National Building Code and as per the Criteria for earthquake resistant design of structures" adopting IS: 1893-2002 and shall be the responsibility of the Architect / Engineer / Supervisor certifying the building completion to that effect.

26. The applicant shall provide adequate water facilities as per table 9 of Bye-law No. 32 for the building.

27. Rainwater harvesting structures shall be provided as per Bye-law 32(a) and 34(f) of Building Bye-laws 2003 and maintained.

28. The applicant shall provide adequate arrangements for the physically handicapped persons as per Bye-laws 34(n) and 34(o) of the Building Bye-laws 2003 and maintained.

29. The applicant shall provide at least one additional toilet for use of the visitors / servicemen, on the ground floor, for the use of the visitors / servicemen, and it should be maintained in good condition and shall not be converted for any other purpose.

30. The applicant shall ensure that the dust water / sewage / effluents from the site during construction and thereafter shall be treated in the treatment plant so as to conform to the standards prescribed by the Karnataka State Pollution Control Board.

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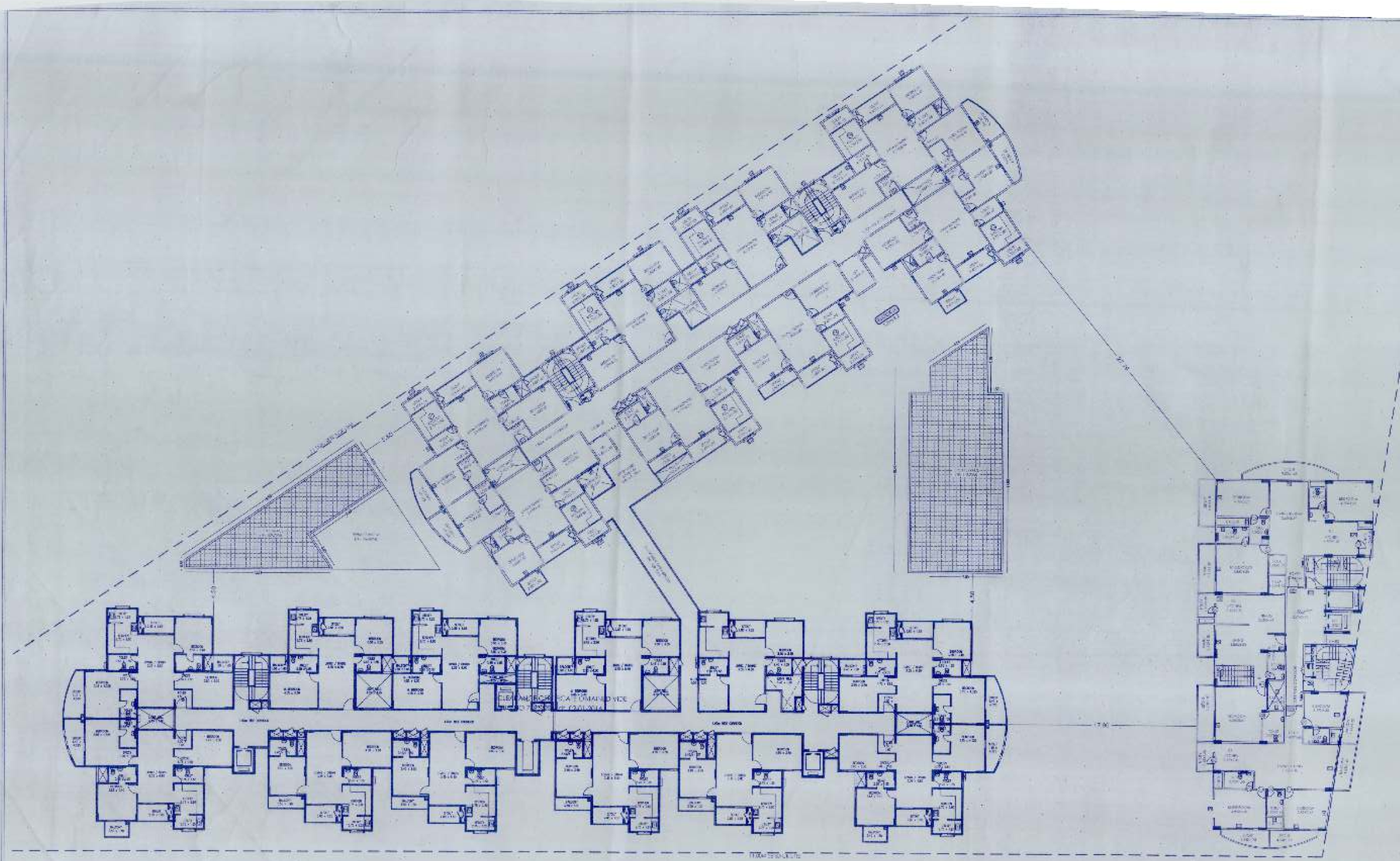
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1st FLOOR PLAN

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
D1	1.10 x 2.10	ENTRANCE DOOR
D	0.90 x 2.10	DOOR
D2	0.75 x 2.10	TOILET DOOR
SD	2.40 x 2.10	SLIDING DOOR
W	1.20 x 1.20	WINDOW
WA	1.20 x 1.20	WINDOW
V	0.75 x 0.60	VENTILATOR

OWNER'S SIGNATURE

M/S MAHA SHAKTI ENTERPRISES
H.B.R.MOHANDAS (C.P.M.C.) (LICENCE)

ARCHITECTS SIGNATURE

Banindra

SIGNATURE

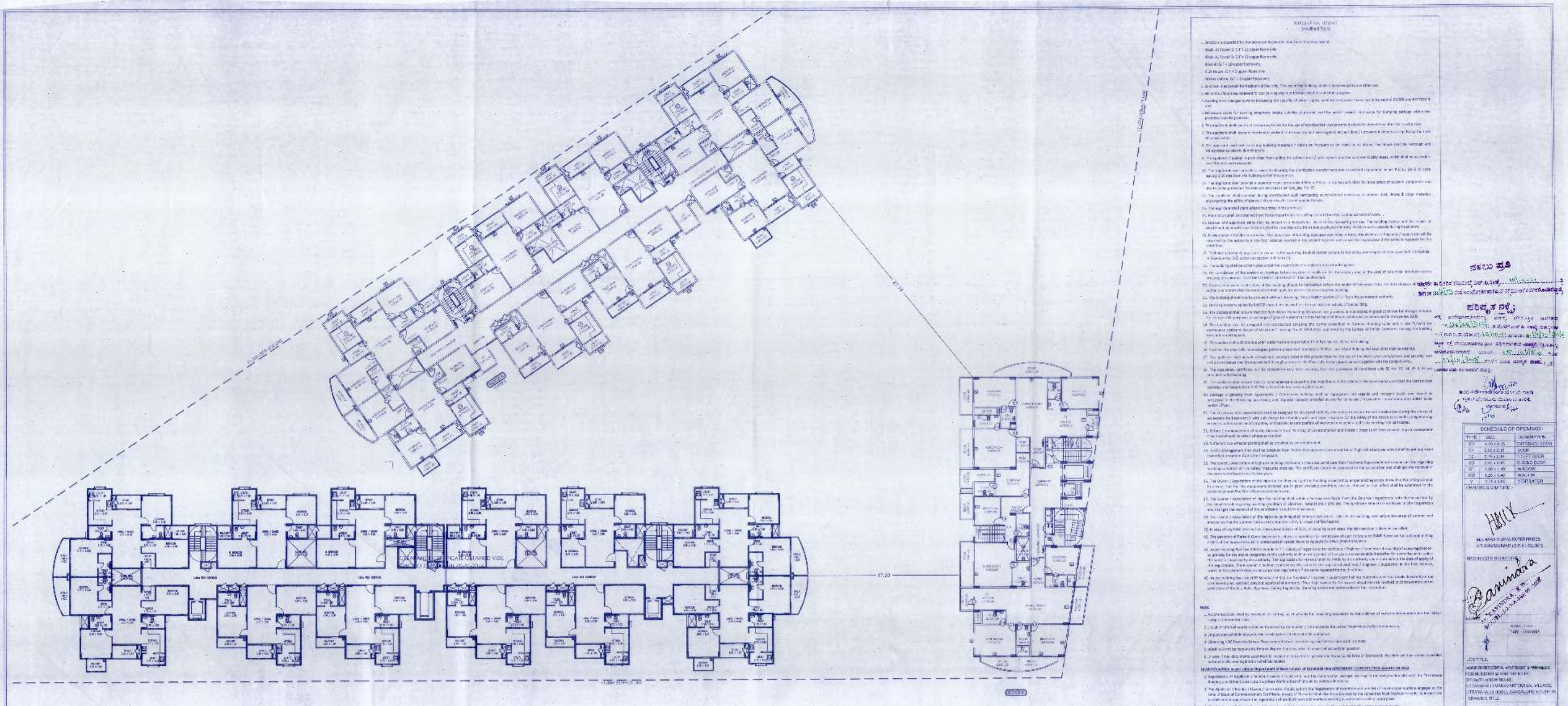
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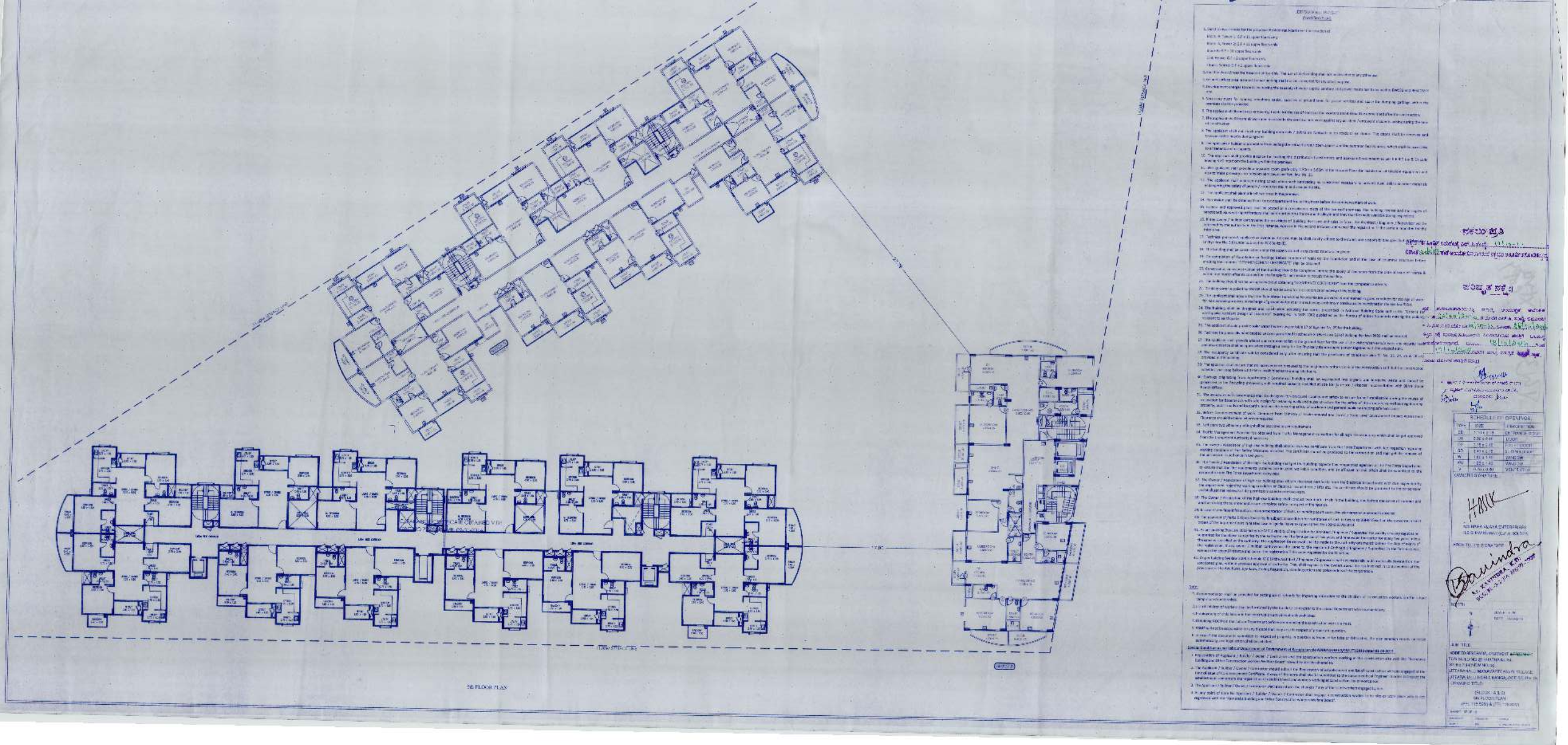
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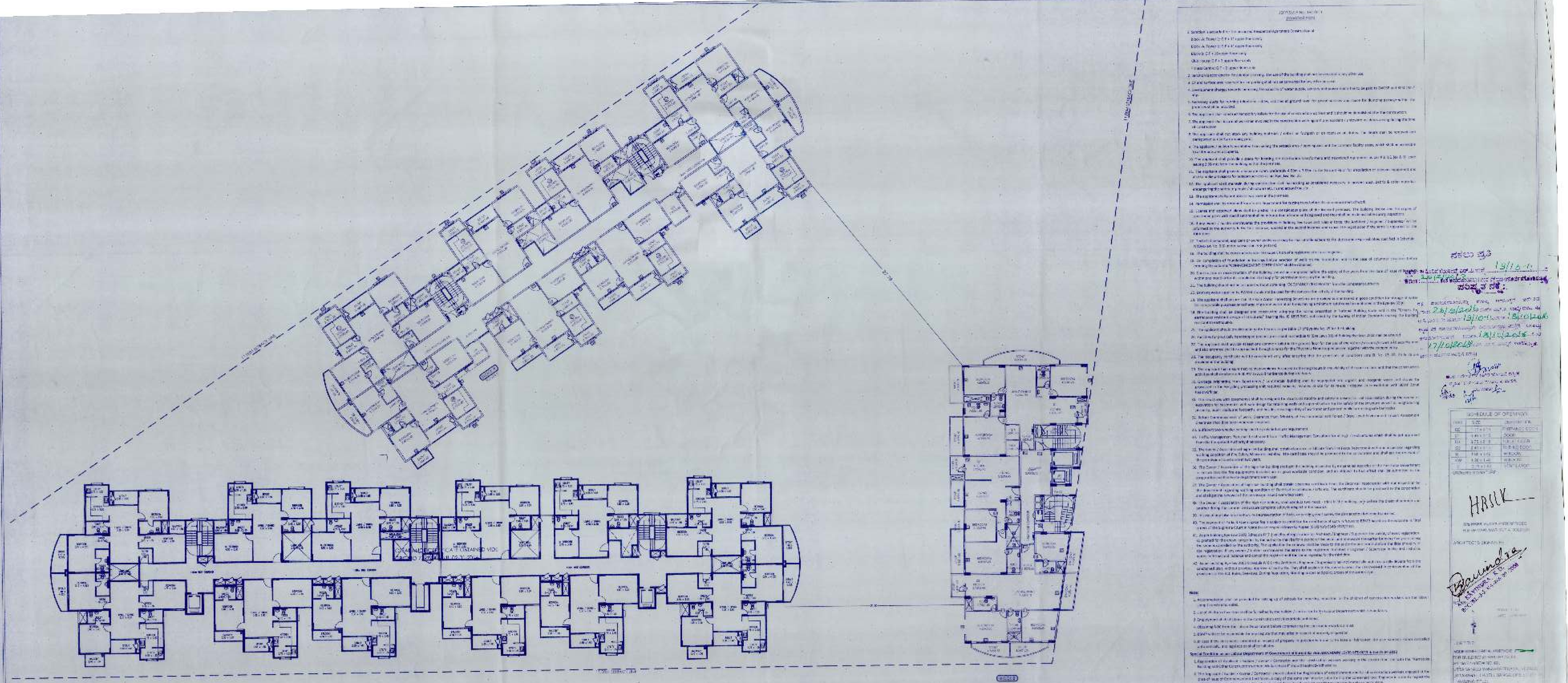
PROPOSED RESIDENTIAL APARTMENT AT BANGALORE
FOR BUILDING @ KHATHA NO.
SY NO.2 OF NEW NO.
HITTAGANALLI MAGADI MAIN ROAD, VILLAGE,
HITTAGANALLI HOBLI, BANGALORE SOUTH TQ.

DRAWING TITLE

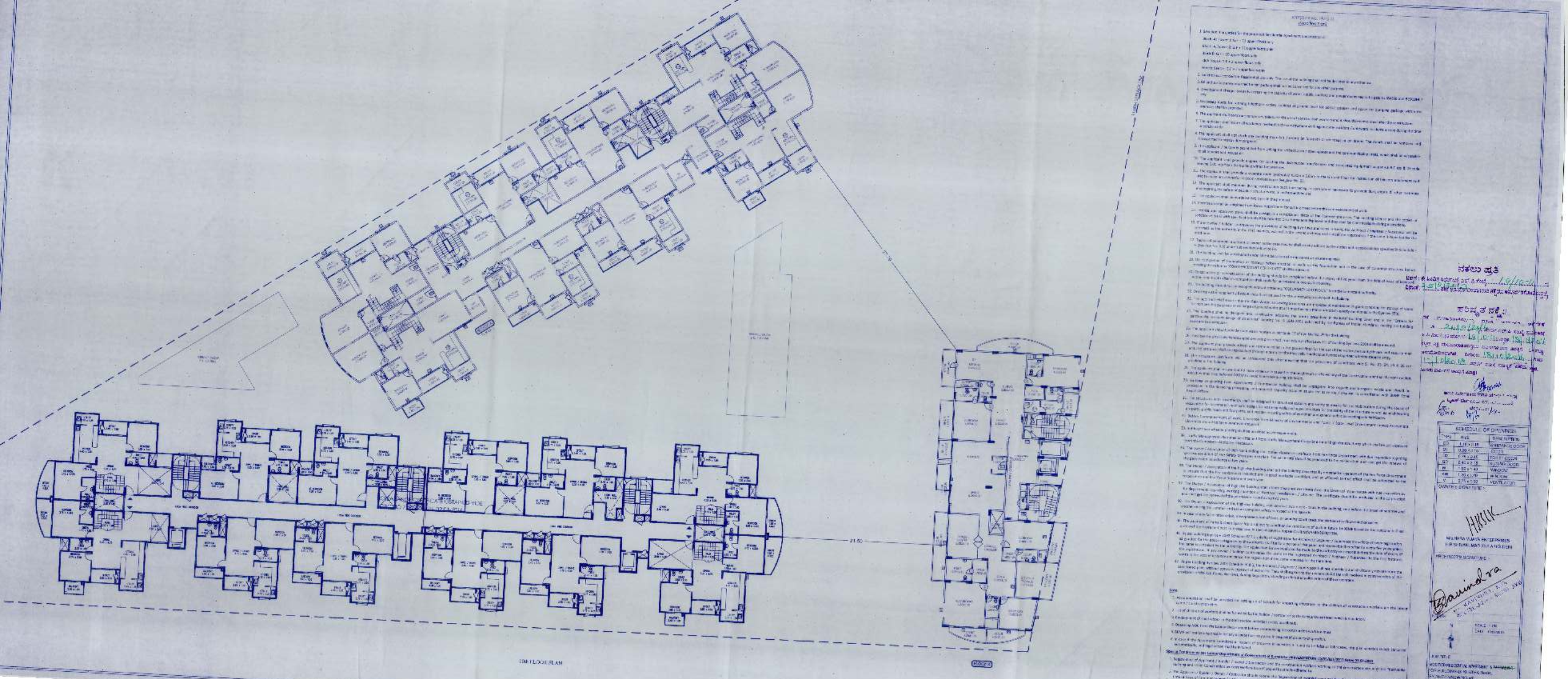
PROPOSED
1st FLOOR PLAN
PLOT AREA : 29.78M x 18.91 = 563.10M²

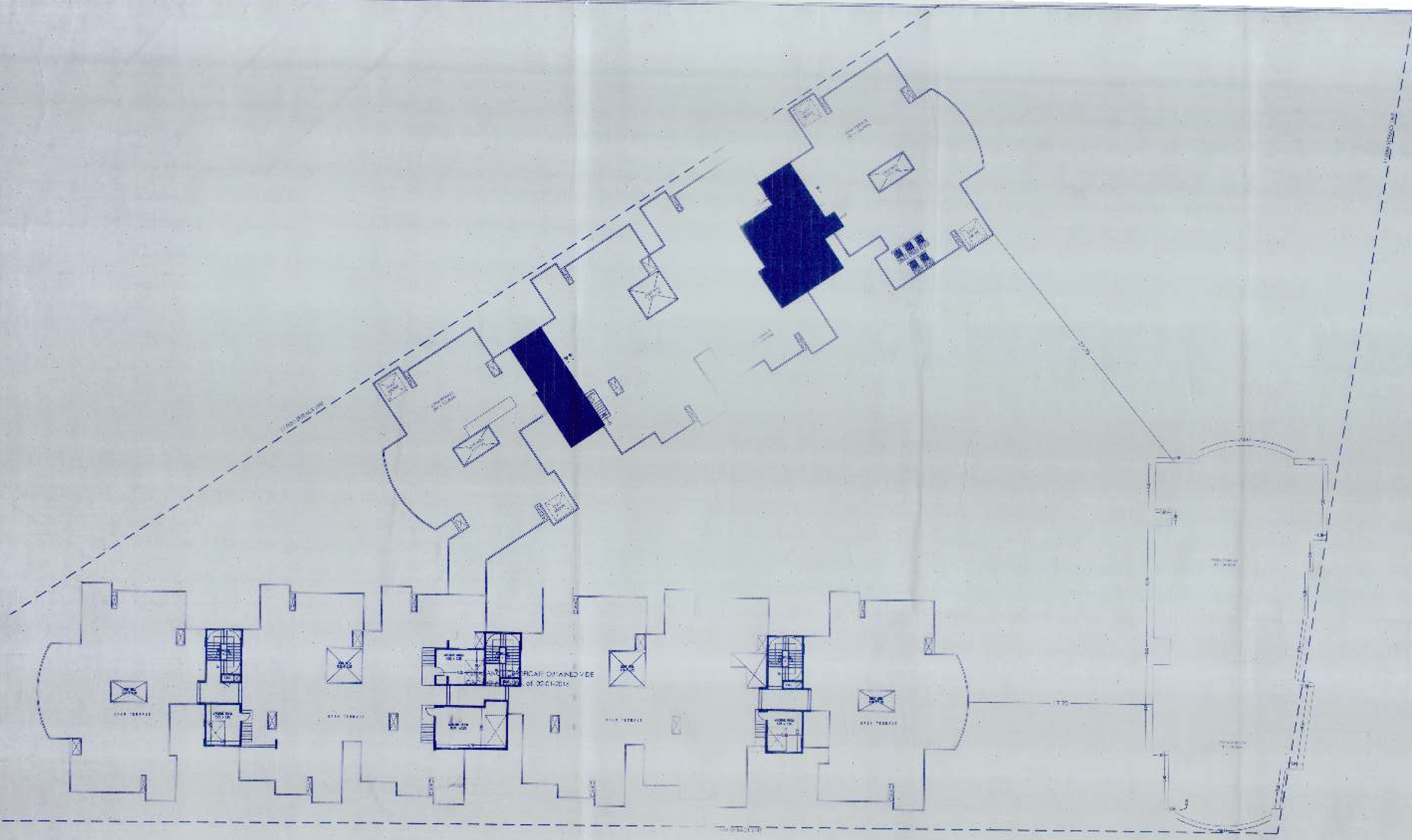

17.20
17.20
17.20





TYPICAL 6th to 9th FLOOR PLAN


SCHEDULE OF OPENINGS
TERRACE FLOOR PLAN
BLOCK - A & B
(STILT FLOOR PLAN, 1ST TO 10TH FLOOR PLAN)



SCHEDULE OF OPENINGS

MARK	SIZE	DESCRIPTION
D1	1.20 x 2.10	TEAK WOOD DOOR
D2	0.90 x 2.10	DOOR
D3	0.75 x 2.10	TEAK WOOD DOOR
D4	0.80 x 2.10	ALUMINIUM DOOR
W	1.80 x 1.20	WINDOW
W1	1.20 x 1.20	WINDOW
V	0.75 x 0.75	VENTILATOR

ಸಂಖ್ಯೆ ಪ್ರತಿ

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು

ಸಹಾಯಕ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು

ಕಿರಿಯ ಅಭಿಯಂತರರು

ಕಂದಾಯ ಅಧಿಕಾರಿಗಳು