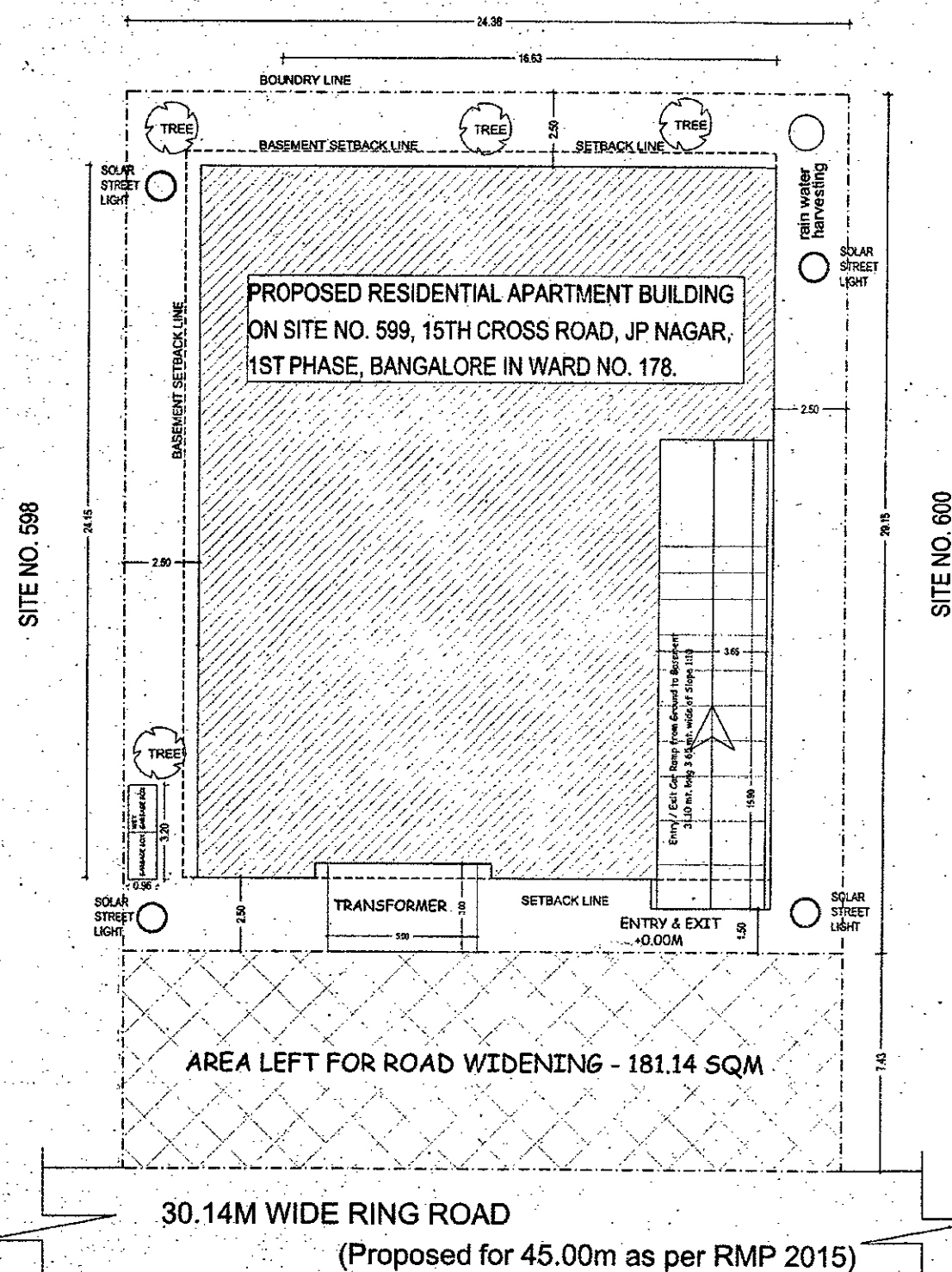
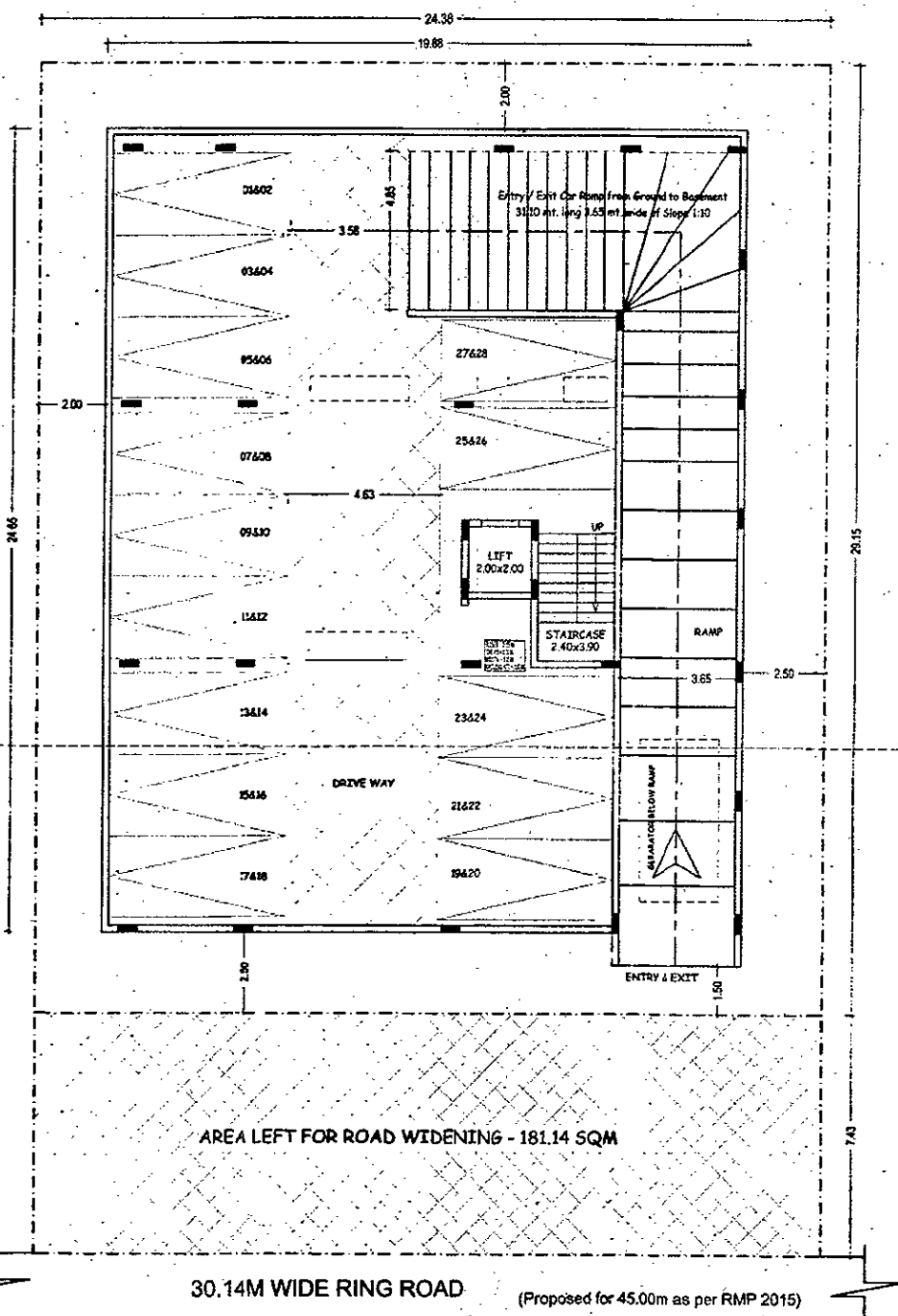
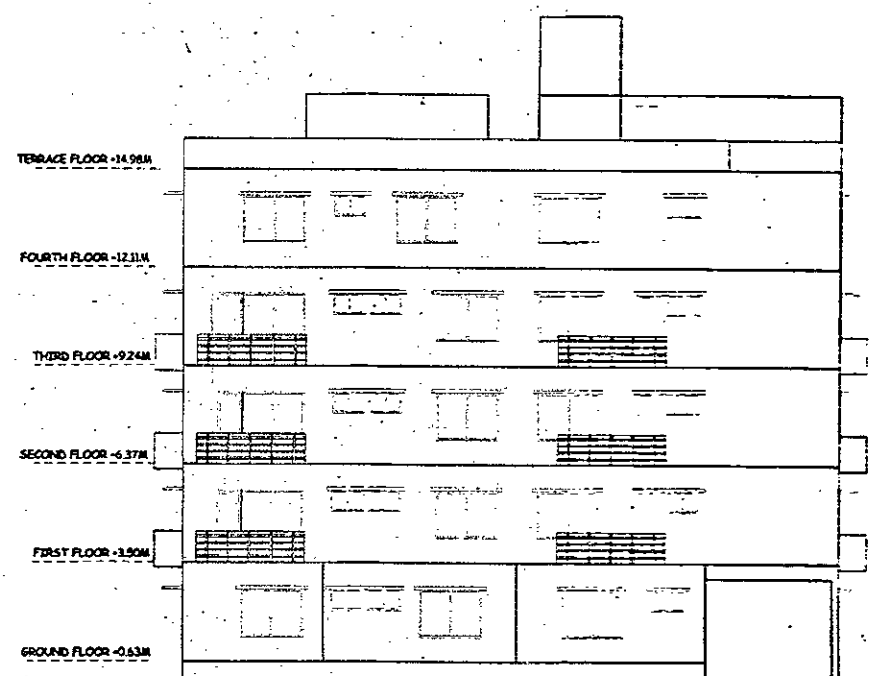
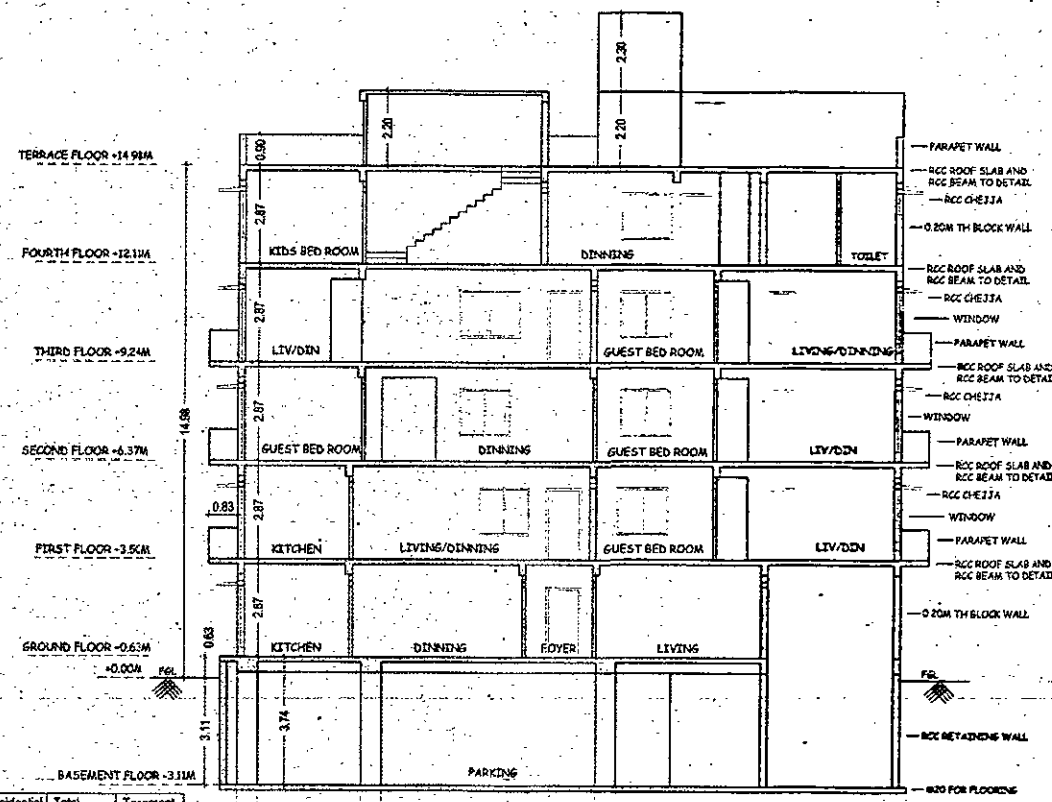


SITE NO. 592



SITE PLAN (SCALE 1:200)

SITE NO. 600

PROPOSED BASEMENT FLOOR PLAN
NO. OF STACKED CARS = 14 X 2 = 28 NOS

FLOORWISE FAR STATEMENT: A (RESIDENTIAL APARTMENT)

Name of Floor	Total BUA	Staircase Deduction	Lift Deduction	LR WC Deduction	Void Deduction	Parking	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor	53.34	48.34	0.00	0.00	0.00	0.00	43.90	43.90	2.00
Fourth Floor	432.84	0.00	4.00	0.00	9.28	0.00	429.56	429.56	2.00
Third Floor	406.07	0.00	4.00	0.00	9.28	0.00	402.79	402.79	2.00
Second Floor	402.11	0.00	4.00	0.00	9.28	0.00	398.83	398.83	2.00
First Floor	491.91	0.00	4.00	0.00	9.28	0.00	478.63	478.63	2.00
Ground Floor	450.53	0.00	4.00	0.00	9.28	0.00	437.25	437.25	2.00
Basement Floor	450.53	0.00	4.00	0.00	9.28	0.00	437.25	437.25	2.00
Total	2006.34	48.34	24.00	0.00	36.16	0.00	1956.83	1956.83	12.00

BBMP/ADD DIR/JD SOUTH/0494/13-14

- Sanction is accorded for the proposed Residential use only.
- Construction of G.P. H.P. (Post upper floors only).
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use.
- Basement floors is reserved for parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall ensure all workers involved in the construction work against any accident/unlawful incidents arising during the time of construction.
- The applicant shall not stock any building materials/debris on footpath or on road or on drains. The debris shall be removed and transported to near by dumping yard.
- The applicant is prohibited from selling the setback areas/spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.R.C (S & D) code leaving 3.00m from the building within the premises.
- The applicant shall provide a separate room preferably 4.30x6.50m in basement for installation of telecom equipment and also to make provisions for telecom services as per By-law No. 25.
- The applicant shall maintain during construction such barricading or considered necessary to prevent dust, debris & other materials endangering the safety of people/structures etc. in & around the site.
- The applicant shall start at least two times in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- License and approved plans shall be posted in a conspicuous place of the licensed premises.
- 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, written in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (By-law No. 25) under sub-section (iv) (a) to (v).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footing before erection of walls on the foundation and in the case of columnar structure after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- 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.
- The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- The applicant shall ensure that the Rain water Harvesting Structures are provided & maintained in good condition for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the By-laws 30(g).
- The building shall be designed and constructed according to the norms prescribed in National Building Code and is 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 earth quake.
- The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (By-law No. 29) of Building Bye-laws 2003 shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors/tenants/drivers and security men and also ensure that the toilet is approached through a ramp for the physically handicapped persons together with the stepped entry.
- 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.
- The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 6.00 PM to avoid hindrance during the hours.
- Garbage originating from Apartments/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit of required capacity installed at site for the reuse/deposit of waste for the final disposal of 50 and above and 5000 sqm and above built up area for Commercial buildings.
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation/underpinning with early 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 workers and general public by installing safe barricades.
- Sufficient two-wheeler parking shall be provided as per requirement.
- 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 (ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸಂಕೇತ) ದಿನಾಂಕ: 01-04-2013

- Regulation 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.
 - 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 work place.
 - The Applicant/Builder/Owner/Contractor shall also inform the changes if any of the list of workers engaged by him.
 - 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:**
- Accommodation shall be provided for selling up of schools for imparting education to the children of construction workers in the labour camp/ construction site.
 - List of children of workers shall be furnished by the builder/contractor to the labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the labour Department before commencing the construction work is a must.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - 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.
 - The demand for payment of Park & Open space fee is levied as per the orders of Hon'ble High Court vide W.P. No. 2522/2010 (LB-BMP), however this is subject to condition for remittance of such cost in future, based on the cost of the final court order.
 - Payment of License fee for sanction of this plan is subject to result of W.P. No. 4005/2008 & 2995/2008.
- II. The Applicant has paid the fee vide Receipt No. dated: 11/04/2013 for the following:**
- | | |
|---|------------------------|
| 1. License Fees | Rs. 1,77,000.00 |
| 2. Ground Rent | Rs. 1,18,000.00 |
| 3. Basement Charges | Rs. 5,000.00 |
| a) For Building | Rs. 18,000.00 |
| b) For Site | Rs. 2,95,000.00 |
| 4. Security Deposit | Rs. 45,000.00 |
| 5. Plan copy & Compound wall charges | Rs. 3,175.00 |
| Add 1% for administrative charges towards labour cost | Rs. 8,62,075.00 |
| TOTAL | Rs. 6,63,000.00 |
- LABOUR COST: Rs. 2,15,000.00

AREA STATEMENT (BBMP)

PROJECT DETAILS:

Application No: BBMP/ADD DIR/JD SOUTH/0494/13-14

General: Zone: South

Proposed Development: Ward: Ward-178

Nature of Sanction: New

Plot No./Value: 599

City Survey No.: -

Property No.: -

Location: Ring-II

Residential (Main)

Land Use Zone: Residential (Main)

Localities: -

AREA DETAILS:

AREA OF PLOT (Minimum)	SQ.MT.
DEDUCTIO N FOR	691.82
Plot area deducted for Road Widening	181.14
Total	181.14
NET AREA OF PLOT (Area considered for COVERAGE) (B)	710.68
BALANCE AREA OF PLOT (Considered For Perm.FAR) (C)	691.82
MAX PERMISSIBLE COVERAGE AREA (65%)	461.94
Proposed Coverage Area (63.39%)	450.52
Achieved Net coverage area (63.39%)	450.52
BALANCE COVERAGE AREA LEFT (1.61%)	11.42
PERMISSIBLE FAR (As per Zoning Regulation 2015) (2.25)	2006.60
ADDITIONAL FAR	2268.66
ADDITIONAL TDR AREA	2257.27
Residential FAR	2268.63
Proposed FAR Area	15.00
Substructure Area Add in FAR (Layout Lvi)	226.63
ACHIEVED NET FAR AREA (2.58)	7.03
BALANCE FAR AREA (0.00)	275.03
ACHIEVED ADDITIONAL FAR	275.03
PERMISSIBLE BUILT UP AREA	2921.84
ACHIEVED BUILT UP AREA	2921.84
ARCH/ENCL G / SUPERVISOR (Regd)	OWNER

Sri. D. V. Raghunath
GPA Holder MIS Inspire DevelopersSri. Suresh P. R.
Rep by his Managing Partner
Sri. B. V. Ashok KumarSri. Suresh P. R.
Rep by his Managing Partner
Sri. B. V. Ashok KumarSri. Suresh P. R.
Rep by his Managing Partner
Sri. B. V. Ashok Kumar

OWNER'S NAME: Sr. D. V. Raghunath, Sr. B. V. Ashok Kumar, Sri. Suresh P. R. and Dr. B. R. Sandeep

PROJECT DESCRIPTION: PROPOSED RESIDENTIAL APARTMENT BUILDING ON SITE NO. 599, 15TH CROSS ROAD, JP NAGAR, 1ST PHASE, BANGALORE IN WARD NO. 178.

ARCHITECT: Sateesh K.P. ARCHITECT SIGN: Sateesh K.P.

JOB NO. DRG. NO. SCALE. DRAWN BY. CHECKED BY.

BUILDING DETAIL: Block Name, Use, Ancillary Use, Structure.

TOTAL FAR BUILT UP AREA STATEMENT: Block Name, Residential FAR Area, Total FAR Area, Total BUA Area, Tenement No.

DRAWING TITLE: SITE PLAN, BASEMENT FLOOR PLAN, SECTION A-A & SOUTH SIDE ELEVATION.

SCALE: 1:100, SHEET NO. 01 of 03.

NORTH SIDE ELEVATION.

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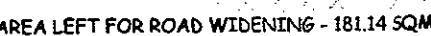
NORTH SIDE ELEVATION.

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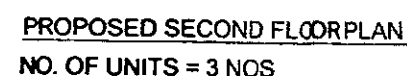
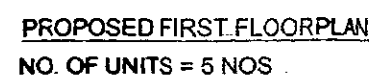
NORTH SIDE ELEVATION.

NORTH SIDE ELEVATION.

NORTH SIDE ELEVATION.



30.14M WIDE RING ROAD (Proposed for 45.00m as per RMP 2015)



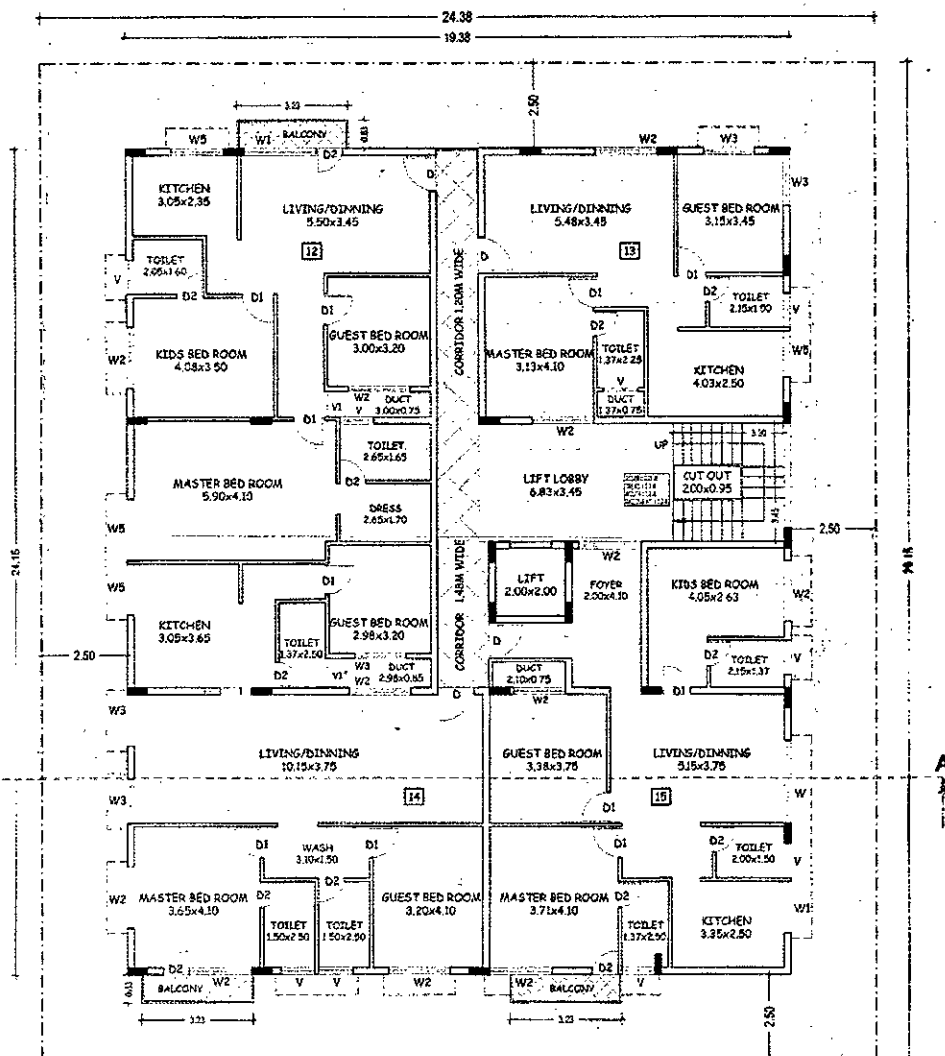
- [illegible]

Dr B. R. Sandeep

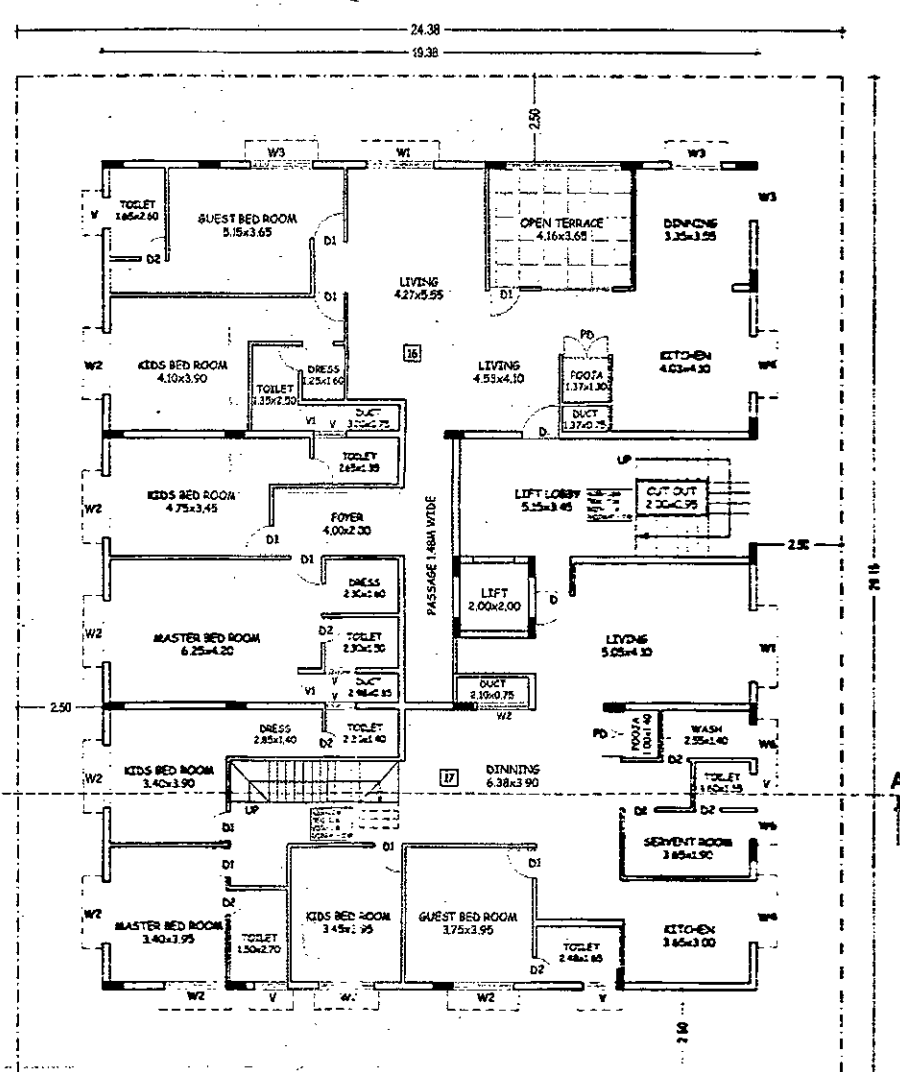
DRAWING TITLE	SCALE	SHEET NO.
GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN	1:100	02 of 03

ಶಕ್ತ ಮಹಾಕವಿಗಳನ್ನು, ಕವಿಗಳನ್ನು, ಅಭಿಮಾನಿಗಳನ್ನು ಆರಿಸಿ
 ದಿನಾಂಕ: 14/07/2014 ರಂದು ಬೆಳಿಗ್ಗೆ 10:30ರಲ್ಲಿ ಬಿಡುಗಡೆ
 ಅನುಮಾನಿಸಿರುವ ಪ್ರತಿಭೆಗಳನ್ನು ಹೊರತು: 21/08/2014
 ಇವುಗಳನ್ನು ಮಹಾಕವಿಗಳನ್ನು ವಿಧಿಸುವುದು, ಕವಿಗಳನ್ನು
 ಅಭಿಮಾನಿಗಳನ್ನು, ದಿನಾಂಕ: 21/08/2014 ರಂದು
 21/08/2016 ರಂದು ಕವಿಗಳನ್ನು ಕವಿಗಳನ್ನು
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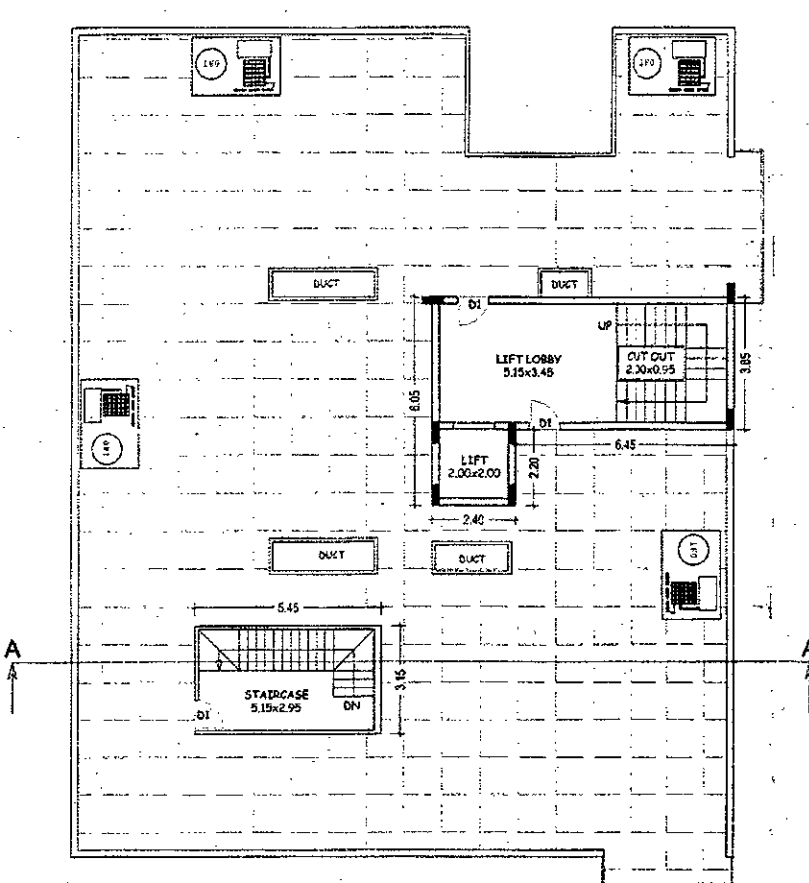
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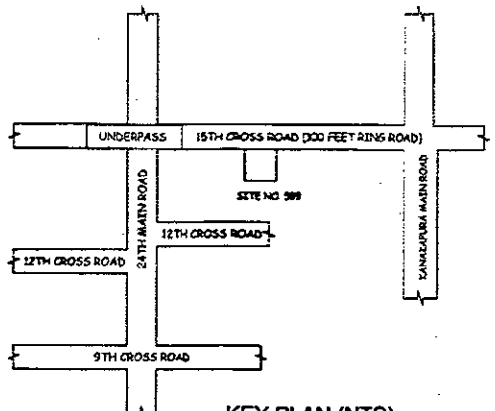
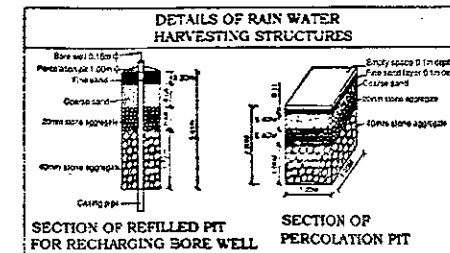
PROPOSED THIRD FLOOR PLAN
NO. OF UNITS = 4 NOS



PROPOSED FOURTH FLOOR PLAN
NO. OF UNITS = 2 NOS



PROPOSED TERRACE FLOOR PLAN



KEY PLAN (NTS)

- BBMP/ADD/DIR/JD SOUTH/0494/13-14
- Sanction is accorded for the proposed Residential use only.
 - Construction of 4th floor (four upper floors only).
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use.
 - Basement Floor is reserved for parking shall not be converted for any other purpose.
 - Development charges towards the cost of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
 - Necessary ducts for running telephone cables, cable, pipes at ground level for postal services & space for dumping garbage with the permission shall be provided.
 - The applicant shall construct temporary toilet for the use of construction workers and it should be demolished after the construction.
 - The applicant shall ensure all workers involved in the construction work against any accident/unexpected 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.
 - The applicant is prohibited from selling the as-solded envelopes/space and the common facility areas, which shall be accessible to all the tenants and occupants.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (S & D) code levels - 3.00m from the building within the premises.
 - The applicant shall provide a separate room preferably 4.30x3.65m in basement for installation of telecom equipment and also to make provisions for telecom services as per By-law No. 25.
 - The applicant shall maintain during construction site such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people structures etc. in & around the site.
 - The applicant shall plant at least two trees in the construction.
 - Permission shall be obtained from forest department for cutting trees before the commencement of the work.
 - License and approved plans shall be posted in a conspicuous place of the licensed premises.
 - If owner/building contractor/contractor is not in the form of the Architect/Engineer/Supervisor will be informed. If the Authority in the first instance, warned in the second instance and cannot be rectified in the same is repeated for the first time.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (By-law No. 3.6) under sub-section IV-B(4) (i).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or floors before erection of walls on the foundation and in the case of column structure after erection of columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
 - Construction or reconstruction of the building shall be 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.
 - The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
 - Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition for storage of water for non-potable purposes or recharge of ground water at all times having a minimum capacity mentioned in the By-law No. 30(4).
 - The building shall be designed and constructed according to the norms prescribed in National Building Code and in the 'Code of earthquake resistant design of structures' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earth quake.
 - The applicant should provide solid water habitats as per table 17 of By-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule 70 (By-law - 31) of Building By-laws 2003 shall be ensured.
 - 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 an entrance shall be approached through a ramp for the physically handicapped persons together with the stepped entry.
 - The Occupancy Certificate will be considered only after ensuring that the provisions of By-law No. 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 are complied with.
 - The applicant shall ensure that no construction activities shall be carried out in the vicinity of construction and that the construction activities shall stop before 6:00 PM to avoid nuisance during the hours.
 - Garbage originating from Apartments/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed in use for an annual disposal (applicable for Residential units of 50 and above and 5000 sqm and above built up area for Commercial building).
 - The structures with basements shall be designed for ground stability and safety to ensure for soil stabilization during the construction of 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 providing safe barricading.
 - Sufficient two wheel parking shall be provided as per requirement.
 - In case of any dispute, intervention of On fact, or pending court cases, the plan sanction is deemed cancelled.
 - Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ದಿನಾಂಕ: 04-04-2013) ಲೇಖನ: 17/2013, dated: 04-04-2013.

AREA STATEMENT (BBMP)			
PROJECT DETAIL:			
Application No.:	BBMP/ADD/DIR/JD SOUTH/0494/13-14	Zone:	South
Application Type:	General	Ward:	Ward-178
Proposal Type:	Proposed Development	Plot No Value:	599
Nature of Sanction:	New	City Survey No.:	
Plot Use:	Residential	Property No.:	
Location:	Ring-II		
Land Use Zone:	Residential (Main)		
Locality/Street:			
AREA DETAILS		SQ.MT.	
AREA OF PLOT (Minimum)		(A)	891.82
DEDUCTION FOR			
Plot area deducted for Road Widening:			181.14
Total			181.14
NET AREA OF PLOT (Plot Area considered for COVERAGE) (B)			710.68
BALANCE AREA OF PLOT (Considered for Perm.FAR) (C)			891.82
MAX. PERMISSIBLE COVERAGE AREA (85%)			461.94
Proposed Coverage Area (83.39%)			450.52
Achieved Net coverage area (83.39%)			450.52
BALANCE COVERAGE AREA LEFT (1.61%)			11.42
PERMISSIBLE FAR (As per Zoning Regulation 2015)		(2.25)	2006.60
ADDITIONAL FAR			
ADDITIONAL TDR AREA			2286.66
Residential FAR			2257.27
Proposed FAR Area			2266.63
Substructure Area Add in FAR (Layout Lvl)			15.00
ACHIEVED NET FAR AREA (2.56)			2281.63
BALANCE FAR AREA (0.00)			7.03
ACHIEVED ADDITIONAL FAR			275.03
PERMISSIBLE BUILT UP AREA			
ACHIEVED BUILT UP AREA			2921.84
ARCH / ENGG / SUPERVISOR (Regd)		OWNER	
Safish K.P.		Sri. D. V. Raghunath, GPA Holder M/S Inspire Developers	
BCC-BL-3.6/E-3104/2007-08		Rep by its Managing Partner Sri. B. V. Ashok Kumar	
		Sri. Suresh P. R.	
		Dr. B. R. Sandeep	
OWNERS NAME:		OWNERS SIGN:	
Sri. D. V. Raghunath GPA Holder M/S Inspire Developers represented by its Managing Partner Sri. B. V. Ashok Kumar, Sri. Suresh P. R. and Dr. B. R. Sandeep			
PROJECT DESCRIPTION:			
PROPOSED RESIDENTIAL APARTMENT BUILDING ON SITE NO. 599, 15TH CROSS ROAD, JP NAGAR, 1ST PHASE, BANGALORE IN WARD NO. 178.			
ARCHITECT:		ARCHITECT SIGN:	
Safish K.P.			
BCC-BL-3.6/E-3104/2007-08			
JOB NO.	DRG. NO.	SCALE	BRAWN BY
		1:100	
		CHECKED BY	
BUILDING DETAILS			
Block Name	Use	Auxiliary Use	Structure
A-1 RESIDENTIAL APARTMENT	Residential	Multi-Dwelling Units	Bldg upto 15.0 mt. Ht.
Parking Type	Read No.	Read Area	Prop No.
Car	17	233.75	14
Motor Car	0	0	14
Visitors Car Parking	2	27.50	0
Total Car	19	261.25	28
Two Wheeler	2	27.50	0
Total Area	-	288.75	385.00
TOTAL FAR BUILT UP AREA STATEMENT:			
Block Name	Residential FAR Area	Total FAR Area	Tenement No.
A-1 (RESIDENTIAL APARTMENT)	2257.27	2266.63	2905.84
Total	2257.27	2266.63	2905.84
BALCONY CALCULATION			
FLOOR	SIZE	AREA	TOTAL BUILT UP FLOOR
FIRST FLOOR	0.83 X 3.25 X 4	10.72	2.87
	0.83 X 3.25 X 1	2.68	0.83 X 3.25 X 1
	0.83 X 3.25 X 1	2.68	0.83 X 3.25 X 1
	0.83 X 3.25 X 1	2.68	0.83 X 3.25 X 1
THIRD FLOOR	0.83 X 3.25 X 3	8.04	8.04
	0.83 X 3.25 X 2	5.36	5.36
DRAWING TITLE			
THIRD FLOOR PLAN, FOURTH FLOOR PLAN, TERRACE FLOOR PLAN, KEY PLAN & RWTH DETAIL			
SCALE		SHEET NO.	
1:100		03 of 03	

ಇದೇ ದಾಖಲೆಯು ಸರ್ಕಾರಿ ದಾಖಲೆಯಾಗಿದೆ ಮತ್ತು ಅದರ ವಿತರಣೆ ಸರ್ಕಾರದ ಅಧೀನದಲ್ಲಿರುತ್ತದೆ. ಇದನ್ನು ಯಾವುದೇ ರೀತಿಯಲ್ಲಿ ಪ್ರಕಟಿಸುವುದು ಅಥವಾ ಅದರ ವಿತರಣೆ ಮಾಡುವುದು ಅಪರಾಧವಾಗಿದೆ. ಇದನ್ನು ಸಂರಕ್ಷಿಸಿ ಮತ್ತು ಅದರ ವಿತರಣೆ ಮಾಡುವುದು ಅಪರಾಧವಾಗಿದೆ.