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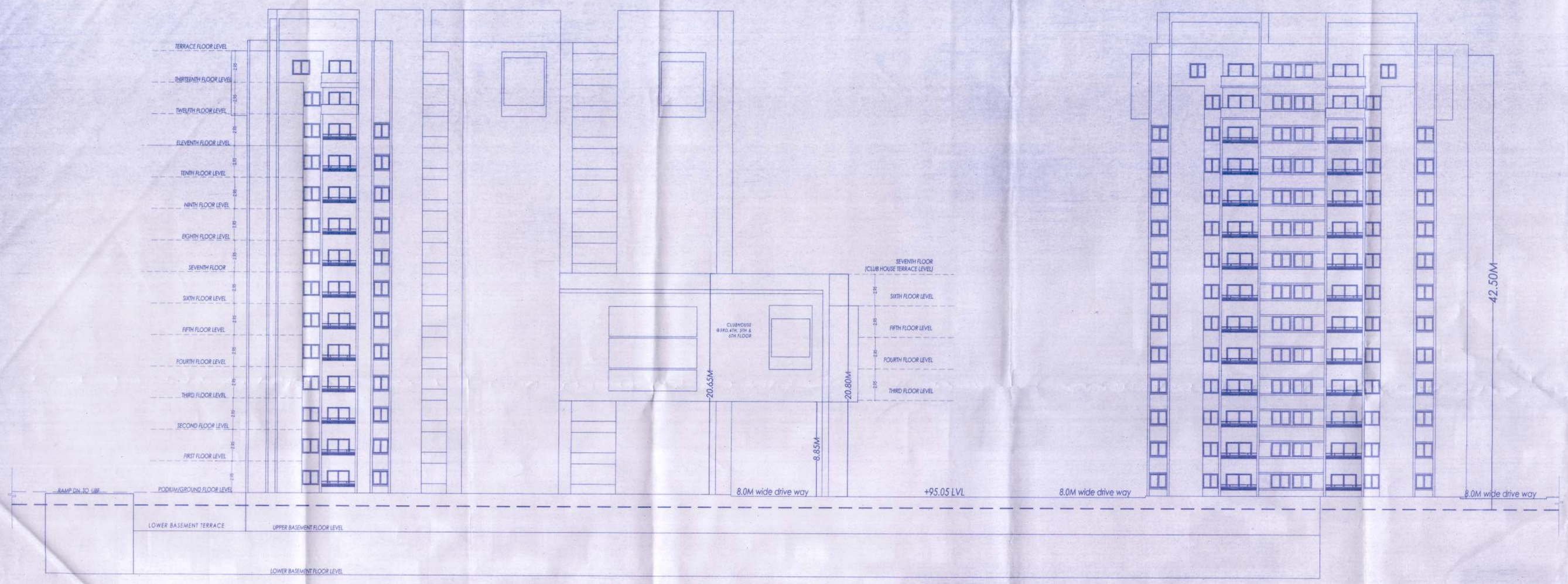
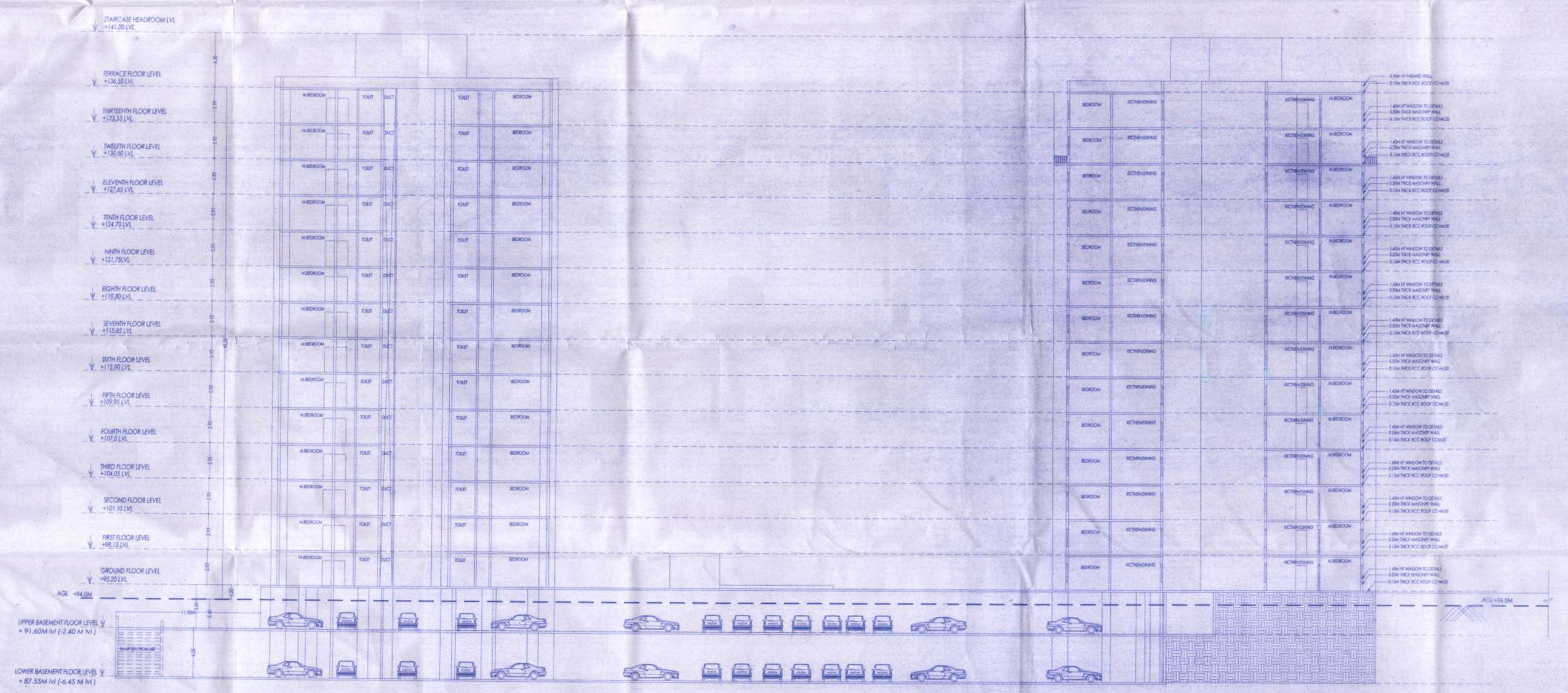


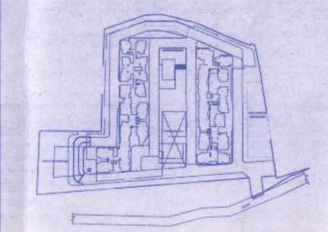
FRONT ELEVATION



SECTION AT A-A

LOCATION PLAN

KEY PLAN



OPENIG SHEDULS

WINDOWS	DOORS
W1 = 1.80 X 1.50	D = 1.20 X 2.10
W2 = 1.65 X 1.50	D1 = 1.05 X 2.10
W3 = 1.50 X 1.50	D2 = 0.90 X 2.10
W4 = 1.45 X 1.50	D3 = 0.75 X 2.10
W5 = 1.20 X 1.50	SLIDING DOORS
W6 = 1.15 X 1.50	SD1 = 6.00 X 2.10
W7 = 0.60 X 0.60	SD2 = 2.40 X 2.10
	SD3 = 2.10 X 2.10

BBMP / Addl.Dir / JD (B) / LP/9045/2016-17

16

I Conditions:

1) Sanction is accorded for the **proposed Residential Apartments:**
   a) Construction of 2 **BF+GF+ 13 UF** (Thirteen upper floors) only
2) Sanction is accorded for **Residential use** only. The use of the building shall not be deviated to any other use.
3) 2 Nos. Part of GF 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 insure all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8) The owner/ builder 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 shall provide a separate room with provision of water supply, sanitary 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 (Ds & Ds code,seeing 3.05 mts. from the building within the premises.
11) The applicant shall provide a separate room preferably 4.00 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12) The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13) The applicant shall plant at least two trees in the premises.
14) Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15) License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16) If 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 (vii & (viii) 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 reinforced structures 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 in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28) The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 08.00 PM in order 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 in consultation with BBMP Zonal Health Officer.
31) The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and water structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32) The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB shall be taken wherever applicable.
33) Sufficient two wheeler parking shall be provided as per requirement.
34) 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.
35) All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
36) In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
37) As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect/ Engineer / Supervisor the validity of every registration so granted for the above categories by the authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the authority. The application for renewal shall made to the authority one month before the date of expiry of the registration. If any owner/builder contravenes the same to the registered Architect/ Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration if the same repeated for the third time.
38) As per Building Bye-law 2003 Schedule IV 8 (i) the Architect/ Engineer / Supervisor shall not materially and structurally deviate from the sanctioned plan, without previous approval of authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulation, Standing orders and policy orders of the corporation.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Karnataka Government no.) LD95LET2013, dated: 21-06-2013

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

Note:

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

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	No. DRC/TT130/FM dated 09-05-2016	All the conditions imposed in the letter issued by the Statutory Department be adhered to
2	Airport Authority of India	No. AAI/NGA/NOC/011/16, Dated 24-	
3	BWSSB	BWSSB/EC/CE/SWM/CE/BR-NOC/EIA/SR-RCR/2016-17, Dated 13-04-2016	
4	BIAL	No. ADM/TP/15-4/Vol-4/2016-18 Dated 04-05-2016	
5	KSPCB	No. PCB/124/CSP/16/1488, Dated 27-04-2016	
6	BESCOM	No. SE/EC/S-EE/O/Jt. Ltd/NOC 302/016-18/1802 dt. Dated 23-05-2016	
7	KUDA / BDA/C	No. SE/AA 1/KUDA 2016 Dated 08-06-2016	

III. The Applicant has paid the fee vide Receipt No. RE-Res/824-17/0002009 dated: 15-12-2016 for the following:-

1.	License Fees	56,49,456-00
2.	Ground Rent	12,16,356-00
3.	Betterment Charges For Building	1,31,280-00
4.	Security Deposit	68,52,000-00
5.	Plan copy & Compound wall charges	1,13,200-00
6.	Labour Cess Service Charges	1,20,277-00
	TOTAL	1,19,82,119-00
	SAY Rs.	1,19,83,000-00
7.	Labour Cess	Rs. 1,19,08,000/-
8.	Labour Cess Rs. 1,19,08,000/- UTR No. NEFT-AXISP16340503017 dt. 14-12-2016, Axis Bank.	

OWNER SIGN :-

Authorised Signatory
ROHAN GRUH NIRMAN LLP
#1201, 1st FLOOR, DIVYASHAKTI, 100 FT ROAD, INDIRANAGAR
BANGALORE - 560038. PH- 080 25203520

ARCHITECT SIGN :-

Sri. N.R.SHASHIDHARA
Reg. No. BCC / BL -3.23 / E-1085/ 92-93

PROJECT TITLE :-

PROPOSED RESIDENTIAL APARTMENT BUILDING.
SY NO. 53 /1 & SITE NO. 394 IN SY NO. 56 of
JAYANAGARA HBCS LAYOUT, GUBBALALA VILLAGE,
UTTARAHALLI HOBLI,
BANGALORE SOUTH TALUK, BANGALORE

DRAWING TYPE :-

SANCTION DRAWING

DRAWING TITLE :-

ELEVATION & SECTION

SHEET NO :-	16 OF 16	ORIENTATION :-
SCALE :-	1 : 150	

ಪ್ರತಿಲಿಪಿ ಪ್ರತಿ
ಸಕ್ಷಮ ಮಂಜೂರಾತಿಯನ್ನು ಬಿಬಿಎಂಪಿ ಅಧಿಕೃತ ಅರ್ಜಿದಾರರ ದಿನಾಂಕ: 11/12/2016 ರಂದು ಸಲ್ಲಿಸಿದ ಮೇರೆ ದಿನಾಂಕ: ಆಸಿ.ಸಂಖ್ಯೆ: ಬಿಎಂಪಿ/ಸಿಂ-1/ಎಸ್/16-17 ದಿನಾಂಕ: 16/12/2016 ಅನ್ವಯ ಸದರಿ ಮಂಜೂರಾತಿಯನ್ನು ನಿಯಮಗಳಡಿಯಲ್ಲಿ ಪರಿಶೀಲಿಸಿದಂತೆ ಷರತ್ತುಗಳೊಂದಿಗೆ ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 16/12/2016 ರಿಂದ 15/12/2019 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಹೊಂದಿರುತ್ತದೆ.
(ಪ್ರಾದೇಶಿ ಮಹಾನಗರ ಆಯುಕ್ತರು ಮಾತ्र)
ಪ್ರಾದೇಶಿ ಮಹಾನಗರ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಬೆಂಗಳೂರು
16/12/16

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