BUILDING - 01, SECTION @AA

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LP No. BBMP / Addl.Dir / JD.NORTH/LP/ 0046 /2016 - 17

Sanctions accorded for the Proposed Construction of Residential Apartment & Construction of Building-1, Wing A,G,H,J 2B+GF+21 UPPER "B" 2B+GF+17UP Building-2, Wing - EFG 2B+GF+12B/E, Wing-C,D,K,L, N, 2B+GF+13UP (376+126 EWS Totally 1000 Units)

Conditions :- This Plan Sanctions issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building on Sites No. 43, By No. 40/2, 48/4A, 48/4B, 48/3, 48/6, 48/1 & 48/5, Ward No. 25, Kyalasanahalli Village, Horamavu Sub Division, Mahadevapura Zone, K R Puram Hobli, Bengaluru.
a) Building – 01 Consisting of 2BF + GF + 19 UP (Nineteen Upper Floors only).
b) Building – 02 Consisting of 2BF + GF + 19 UP (Nineteen 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. Two Basement Floors, Ground Floor 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 applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ecdc 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. 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. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-8 (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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 antiprovided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit and required capacity shall be 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 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 other 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. Sufficient two wheeler parking shall be provided as per regulations.
33. 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.
34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the 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.
36. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / LIFTS etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued once in Two years.
37. The Owner / Association of the high rise building shall conduct mock – drills in the building, once before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of license fees for sanction of this plan is subject to result of WP No. 4900/2008 & 899/2008.
39. The Builder / Contractor / Professional responsible for supervision of work shall not deviate materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Building Orders and Policy Orders of the BBMP.
40. The Construction or reconstruction of building shall be commenced within a period of one (1) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls in columns of the Sanction. Otherwise the plan sanction deemed cancelled.
41. All other conditions laid down by Bangalore Development Authority while approving the Development Plan – Vide No. BDA/TPS/DCP-3420/15-16TA10/2015-16, Dated 15.10.2015 for the project should be strictly adhered to.
42. 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 G.O.NO.KDV/02/LR/2013 (Housekeep Modified) Letter No. LD/HSE/KE/72/2013, dated:01-05-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction work site existing in the construction site with the "Karnataka Building and Other Construction workers (Welfare Board) Cess is authorized.
2. The Applicant / Builder / Owner / Contractor should submit the information on commencement and size of construction workers engaged at the time of issue of Commencement Certificate. A copy of this issue shall be submitted to the concerned Joint Engineer in order to ensure the establishment and submit the registration of all the construction workers employed in the construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the labour 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 children of construction workers in the labour camp / construction site.
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 fake 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.	GBC(F) 493/2016, Dated : 08-02-2016 Cocked No: KGF/E/NOC/799/2017	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2)	Airport Authority of India	AAI/SOUTH/B-0007/16/07/341 dated: 01-09-2016	
3)	BESCOM	KGDM (EE) / [illegible] dated: 30 - 03 - 2016	
4)	BWSSB	BWSSB/NOC/SEWAGE/NORTH/0[illegible]/2016-17, dated: 19-07-2016	
5)	KSPCB	PCB / 266 / CTO / 15 / H - 4853 dated: 22 - 03 - 2016	
6)	SEIAA	SEIAA / 154 / CON / 2015 dated: 25 - 03 - 2017	
7)	BSNL	AGM(TF)/SOUTH/[illegible] dated: 04 - 07 - 2016	

III. The Applicant has paid the fee vide Receipt No. BP/[illegible] dated:07 - 12 - 2017 for the following:

1)	License Fee and Inspection Fees	1,37,00,000.00
2)	Ground Rent	78,43,500.00
3)	Betterment Charges	
	a) Plot Betterment	3,48,557.00
4)	Security Deposit	1,74,27,857.00
5)	Plan copy charges	3,64,000.00
6)	Computer Print Charges	2,00,000.00
7)	1% Service Charge on Labour Cess to be paid to BBMP	7,50,000.00
	TOTAL :	4,26,33,914.00
	Say Rs. 4,26,34,000/-	

IV. Labour Cess : Rs. 2,00,00,000.00 - Vide Receipt No. [illegible] in ICICI Bank Ltd, M G Road Branch, Bangalore.

Bangalore Development Authority
Sanctioned under section 17 of the BDA Act 1976 vide No. [illegible] dated [illegible]
Sanction is accorded subject to the conditions mentioned in the letter dated [illegible]
Sanction Plan Number [illegible] Date [illegible]
Sanction Plan Number [illegible] Date [illegible]
Sanction Plan Number [illegible] Date

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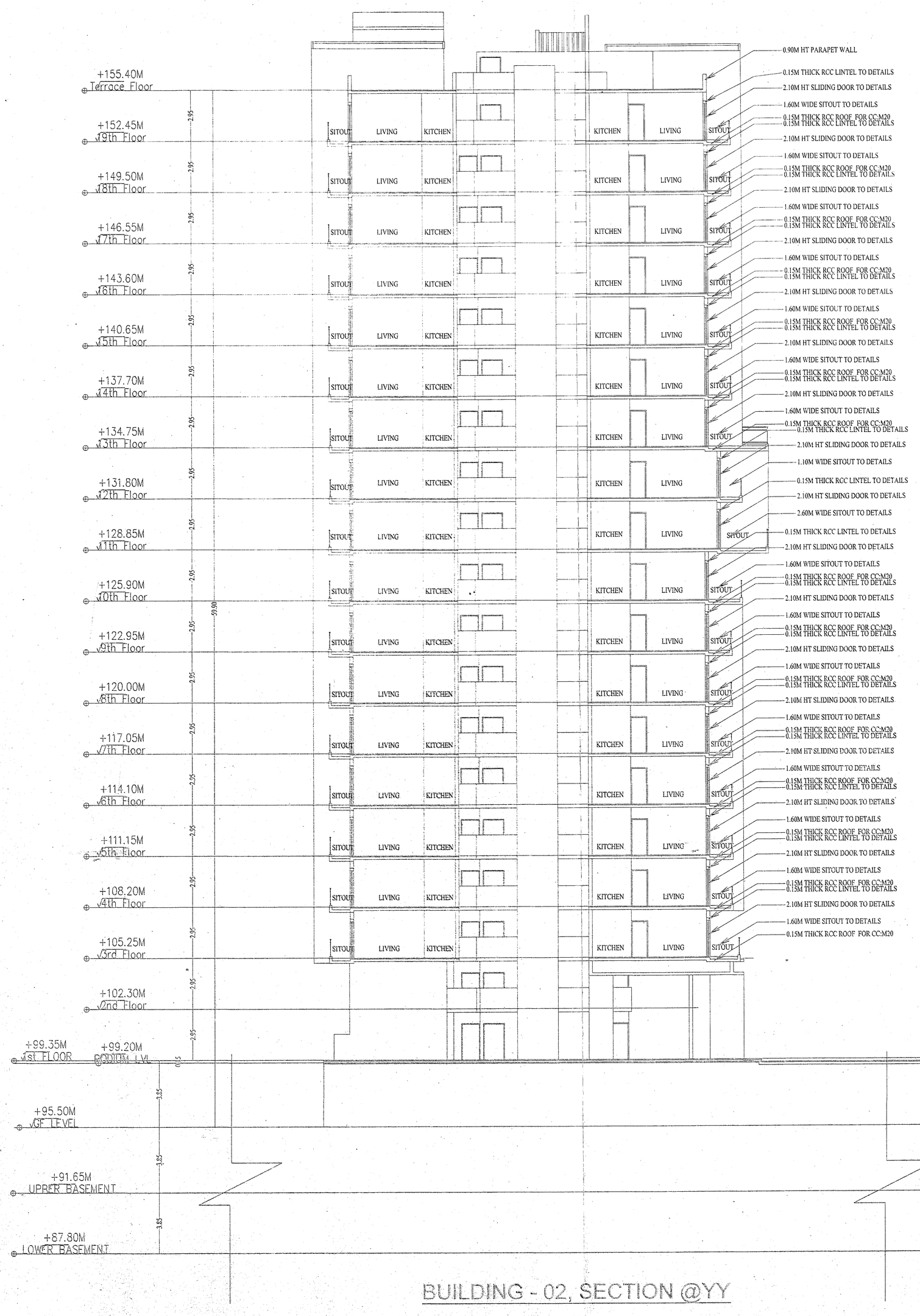


BUILDING - 02, SECTION @YY

2.Sanctions accorded for the Proposed Construction of Residential Apartment Building, Construction of Building-1, Wing A,C,D&E 2BF+GF+19UF, WING- "B" 2BF+GF+17UF, Building-2, Wing - F&I 2BF+GF+18UF, Wing-G,H,J,K,L & M, 2BF+GF+19UF (876+124 EWS Totally 1000 Units)

LP No. BBMP / Addl.Dir / JD NORTH/ LP / 0046 / 2016 - 17

Conditions: This Plan Sanctions issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building on khata No. 43, Sy No. 49/2, 48/4A, 48/4B, 48/5, 48/6, 48/1 & 48/5, Ward No. 25, Kyalasanahalli Village, Horamavu Sub division, Mahadevapura Zone, K R Puram Hobli, Bengaluru.
   a) Building – 01 Consisting of 2BF + GF + 19 UF (Nineteenth Upper Floors only),
   b) Building – 02 Consisting of 2BF + GF + 19 UF (Nineteenth 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. Two Basement Floors, Ground Floor 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 / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance. warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section (V-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit and required capacity shall be installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. 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.
34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the 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.
36. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the EBMP and shall get the renewal of the permission issued that once in Two years.
37. The Owner / Association of the high rise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.
39. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations. Standing Orders and Policy Orders of the BBMP.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. All other conditions laid down by Bangalore Development Authority while approving the Development Plan Vide No. BDA/TPM/DLP-34/2015-16/1340/2017-18, Dated 17 - 10 - 2017 for the project should be strictly adhered to.
42. In case of any false information, misrepresentation of facts, or pending court cases. the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

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

Note:

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

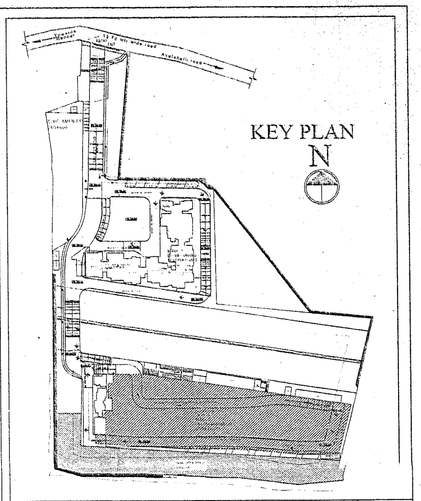
II. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	Fire Force Department	GSO(1) 495/2016, Dated : 08-02-2018 Docket No: KSFES/NOC/769/2017	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2)	Airport Authority of India	JAKK/SOUTH/B/090716/170541 dated: 07 - 09 - 2016	
3)	BESCOM	ಕರ್ನಾಟಕ(ವಿ)/ಬೆಂಎಇಸಿ/ಆಂಅಇ/ಸಂಪರ್ಕ-4/ಕೆ-148/828-31 dated: 20 - 05 - 2016	
4)	BWSSB	BWSSB/CIC/CE(M)/ACE(M)-III/DCE(M)-I/TA(M)-III/15812 /2015-16, dated: 10 - 02 - 2016	
5)	KSPCB	PCB / 266 / CNP / 15 / H - 495 dated: 22 - 08 - 2017	
6)	SEIAA	SEIAA / 184 / CON / 2015 dated: 26 - 04 - 2017	
7)	BSNL	AGM(TP)/S-56/Vol-38/2015-16/11, Dated @ dated: 06 - 07 - 2015	

III. The Applicant has paid the fee vide Receipt No. RE-ifms331-TP / 000570 dated: 07 - 12 - 2017 for the following:-

1.	Licence Fees and Inspection Fees	:	1,57,60,947.00
2.	Ground Rent	:	78,42,536.00
3.	Betterment Charges		
	a) For Building	:	3,48,557.00
4.	Security Deposit	:	1,74,27,857.00
5.	Plan copy charges	:	3,44,000.00
6.	Compound Wall Charges	:	25,000.00
7.	1% Service Charge on Labour Cess to be paid to BBMP	:	2,63,121.00
	TOTAL	:	4,20,12,018.00
	SAY Rs.		4,20,12,500.00

8. Labour Cess : Rs. 2,60,48,990.00/- Paid dated: 06 - 12 - 2017, under UTR No. NEFT/SIK/AXIS/173400027602, RTGS Through Axis Bank Ltd. M G Road Branch, Bangalore.



SCHEDULES OF OPENING

DOORS			WINDOWS		
Sl. NO	NAME	SIZE	SL NO	NAME	SIZE
01	D1	1.50X2.10	01	W1	1.50X1.50
02	D2	1.20X2.10	02	W2	1.20X1.50
03	D3	1.05X2.10	03	W3	0.60X1.20
04	D4	0.95X2.10	04	W4	1.72X1.50
05	D5	0.80X2.10	05	W5	1.36X1.50
06	SD	2.10X2.10	06	W6	1.28X1.50
07	SD1	3.35X2.10	07	W7	0.80X1.20

OWNER SIGNATURE :

M/s. ROHAN BUILDERS (GPA HOLDER)
Sir. K. BALARAJ & OTHERS (KATHA HOLDER)
#201, 1st FLOOR, DIVYASHAKTI, 100 FT ROAD, INDIRANAGAR BANGALORE - 560038. PH:- 080 25203520

ARCHITECTS SIGNATURE :

P. N. MEDAPPA
BCC / BL / -3-6 / A-2465 / 2013-14
NO.3, KALPANA CHAWLA ROAD, RMV 2nd STAGE, SANJAY NAGAR, BANGALORE - 560 094 PH: 080-23515501

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA NO. 43, SY NO. 49/2, 48/4A, 48/4B, 48/3, 48/6, 48/1 & 48/5, WARD NO. 25, KYALASANAHALLI VILLAGE, HORAMAVU SUB DIVISION, MAHADEVAPURA ZONE, K R PURAM HOBLI, BENGALURU.

DRAWING TITLE :

BUILDING - 02

SECTION @AA

SHEET NO :-	SCALE :-	ORIENTATION :
50 OF 51	1:100	N

SANCTION DRAWING

ARCHITECT:

MINDSPACE ARCHITECTS
NO.3, KALPANA CHAWLA ROAD,
RMV 2nd STAGE, SANJAY NAGAR,
BANGALORE - 560 094
PH: 080-23515501

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