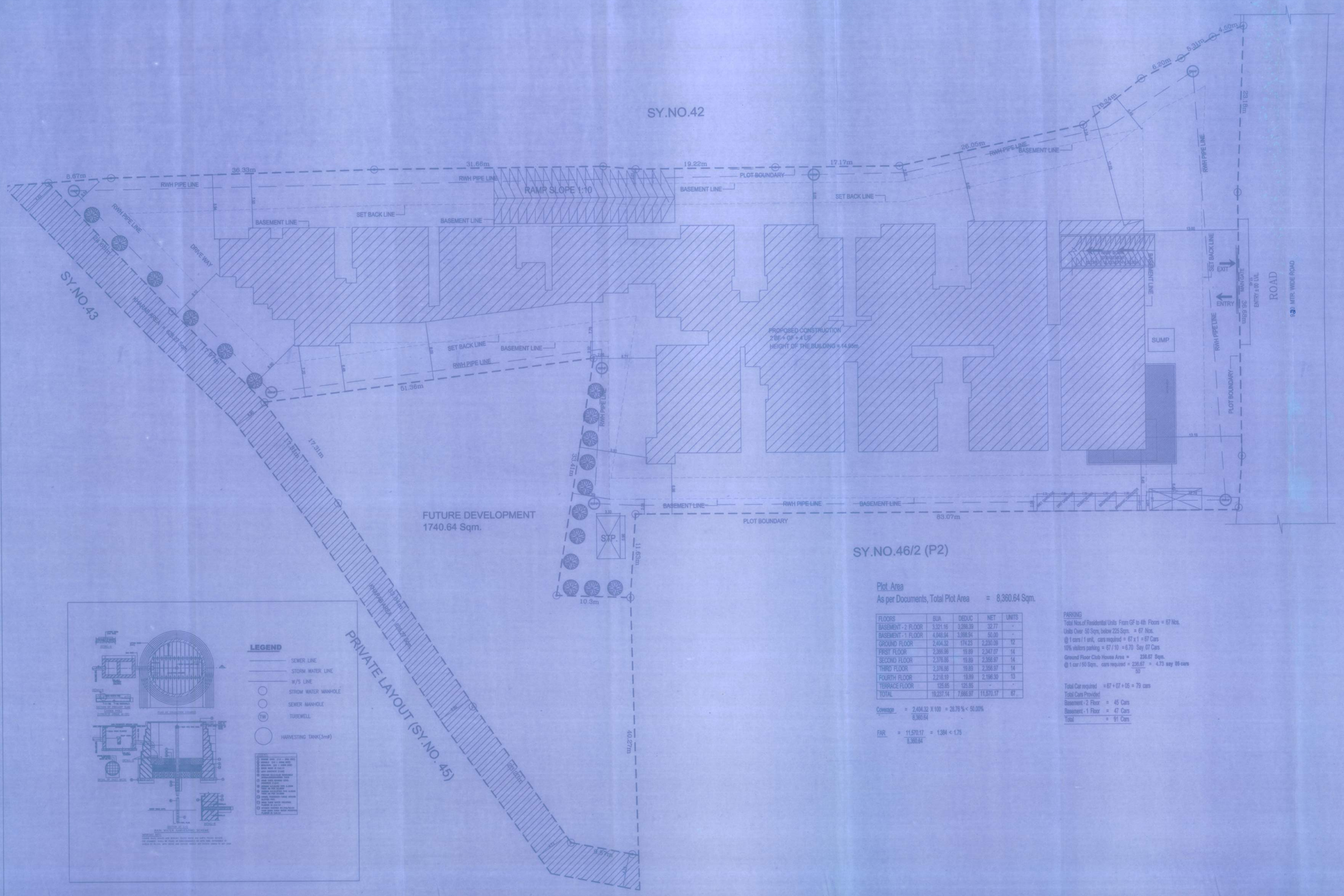

Plot Area

As per Documents, Total Plot Area = 8,360.64 Sqm.

FLOORS	BUA	DEDUC	NET	UNITS
BASEMENT - 2 FLOOR	3,321.16	3,289.59	32.77	-
BASEMENT - 1 FLOOR	4,048.94	3,998.94	50.00	-
GROUND FLOOR	2,404.32	174.23	2,230.09	12
FIRST FLOOR	2,398.96	19.89	2,347.07	14
SECOND FLOOR	2,378.86	19.89	2,358.97	14
THIRD FLOOR	2,378.86	19.89	2,358.97	14
FOURTH FLOOR	2,218.19	19.89	2,198.30	13
TERRACE FLOOR	135.85	135.85	-	-
TOTAL	19,227.14	7,660.97	11,570.17	67

Coverage = 2,404.32 X 100 / 8,360.64 = 28.76 % < 50.00%

FAR = 11,570.17 / 8,360.64 = 1.384 < 1.75

PARKING

Total Nos.of Residential Units From GF to 4th Floors = 67 Nos.

Units Over 90 Sqm. below 225 Sqm. = 67 Nos.

@ 1 cars / 1 unit, cars required = 67 x 1 = 67 Cars

10% visitors parking = 67 / 10 = 6.70 Say 07 Cars

Ground Floor Club House Area = 336.67 Sqm.

@ 1 car / 50 Sqm., cars required = 336.67 / 50 = 4.73 say 05 cars

Total Car required = 67 + 07 + 05 = 79 cars

Total Cars Provided

Basement - 2 Floor	=	45 Cars
Basement - 1 Floor	=	47 Cars
Total	=	91 Cars

LP No. BBMP/Addl.Dir/JDC/KOD/0010/2014-15

Conditions:

1. Sanction is accorded for the proposed Residential Apartment Building
   a) Comprising of 7BF + GF + 4UF (Four 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. Basement Floor area parking 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 from telephone cable, junction or 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 / mishap and disease arising during the time of construction.
8. The applicant shall not block any building materials / debris or dumpers or car roads or on drains. The debris shall be immediately and timeously removed to non-by dumping yard.
9. The applicant / builder is prohibited from utilizing the setback area / open spaces and the staircase facility areas, which shall be accessible to all the owners and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. Dt. 8.10 with having 1.50 sqm. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.50 m to be housed the installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.32.
12. The applicant shall ascertain during construction work 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 licence and the copies of approved plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspection.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Assistant Director / Deputy Director is authorized to 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. Individual sewerage treatment plant or any other way to shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 5.8) under sub section (X-4) to (X-12).
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 structure before casting of the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Completion or occupancy of the building should be completed before the expiry of Five years from the date of issue of licence & within one month after the 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 size 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 as per "Criteria for earthquake resistant design of structures" vide Code 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 company / servants / drivers and another one and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stipulated entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide 31, 32, 33, 34, 35 & 36 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 to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and shall be processed in the Recycling processing unit. 100 Kgs capacity installed at site for 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 practical stability and safety to ensure fire and ventilation during the course of construction. Developments with sub-divisions for housing units and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and trouble-causing safety of workers and general public by erecting safe barricades.
32. The NOC from KSPCB / State Level Environment Impact Assessment Clearance (SEIAC) / The Ministry of Environmental and Forest (MOEF) should be taken before commencement of work (if applicable).
33. Refuse/non-biodegradable parking shall be provided as per requirement.
34. Traffic Management Plan shall be obtained from Traffic Management Committee for all high rise structures which shall be got approved from the Competent Authority, if necessary.
35. Payment of license fees for sanction of this plan is subject to result of W.P No. 4906/2008 & 2893/2008.
36. 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 (Housing Headers) Letter No. LD02/LE/2013, dated: 01-04-2014

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 to bring the registration of establishment and workers working at construction site to book 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 among 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 sites is 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. The Applicant has paid the fee vide Receipt No. TP/EXTP/NR/E01/2014-15/Scp/0045, dated: 17 - 09 - 2014, for the following:-

1.	Ground Rent	7,69,484.00
2.	Betterment Charges	
	a) For Building	38,474.00
	b) Site	1,67,213.00
3.	Security Deposit	10,23,714.00
4.	Plan copy charges	77,400.00
5.	Licence Fees	16,07,055.00
6.	Compound Wall charges	10,000.00
7.	1% Fee from Labour welfare to BBMP	20,707.00
	TOTAL	46,14,044.00
	SAY Rs.	46,15,000.00

6. Labour Cess (Rs. 20,50,000.00/- Paid vide D.D No. 118032, dated: 16 - 09 - 2014, Drawn on HDFC Bank Limited, MG Road, Bangalore.

ಸದ್ಯ ಮಂಜೂರಾದಂತೆ ಯೋಜನೆ ಸಂಖ್ಯೆ PSC(4)324
ದಿನಾಂಕ 31/10/14 ರಂದು ಮಂಜೂರಾದಂತೆ ಸಂಖ್ಯೆ
ಹಾಗೂ ಸಂಖ್ಯೆ 0056/14-15 ಮತ್ತು ಮಂಜೂರಾದ ಮಹಡಿಗಳು ಸಂಖ್ಯೆ 4
ದಿನಾಂಕ 10/11/14 ರಂದು ಮಂಜೂರಾದಂತೆ ಮಹಡಿಗಳಿಗೆ
ಹಾಗೂ ಸ್ಟಿಲ್ ಮಹಡಿಗಳನ್ನು ಮಾತ್ರವೆ ಮಂಜೂರಾದಂತೆ ಪರಿಗಣಿಸಲಾಗಿದೆ.

ಮೂಲ ಪ್ರತಿ :

ಸದ್ಯ ಮಂಜೂರಾದಂತೆ ಯೋಜನೆ ಸಂಖ್ಯೆ 08/09/14
ದಿನಾಂಕ : ಹಾಗೂ ಸಂಖ್ಯೆ 0056/14-15 ರಂದು ಮಂಜೂರಾದ ಮಹಡಿಗಳು 4
ದಿನಾಂಕ 10/11/14 ರಂದು ಮಂಜೂರಾದಂತೆ ಮಹಡಿಗಳಿಗೆ
ಹಾಗೂ ಸ್ಟಿಲ್ ಮಹಡಿಗಳನ್ನು ಮಾತ್ರವೆ ಮಂಜೂರಾದಂತೆ ಪರಿಗಣಿಸಲಾಗಿದೆ.
ದಿನಾಂಕ : 03/11/2016 ರಂದು ಮಂಜೂರು ಮಾಡಿರುತ್ತದೆ.
(ಅಮಾನತು ಮಾಡಲಾಗಿದೆ)

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಎಲ್)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

SANCTION DRAWING

OWNER SIGN

MR L.RAMDEV AND OTHERS
C/O M/S. G CORP. BUILDWELL PVT.LTD

DEVELOPERS:

G CORP. BUILDWELL PVT.LTD
21/15, CRAIG PARK LAYOUT,
M.G.ROAD, BANGALORE - 560 001

ARCHITECTS SIGNATURE

SHASHIDHARA.N.R.
BCC / BL / 3.2.3 / E-1085 / 92-93

PROJECT TITLE:-

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO. 302/46/2, 46/3, KOTHIHOSAHALLI VILLAGE, WARD NO. 08, KODIGEHALLI, BANGLORE-560 092

DRAWING TITLE: SITE PLAN

DRG NO. - SHP | SCALE : 1:100

DRN BY - BHASKER SAINI | CHECKED BY -

ARCHITECTS: Confluence

DRAWING NO. - SHP | REVISION NO.

SHEET NO. - 01