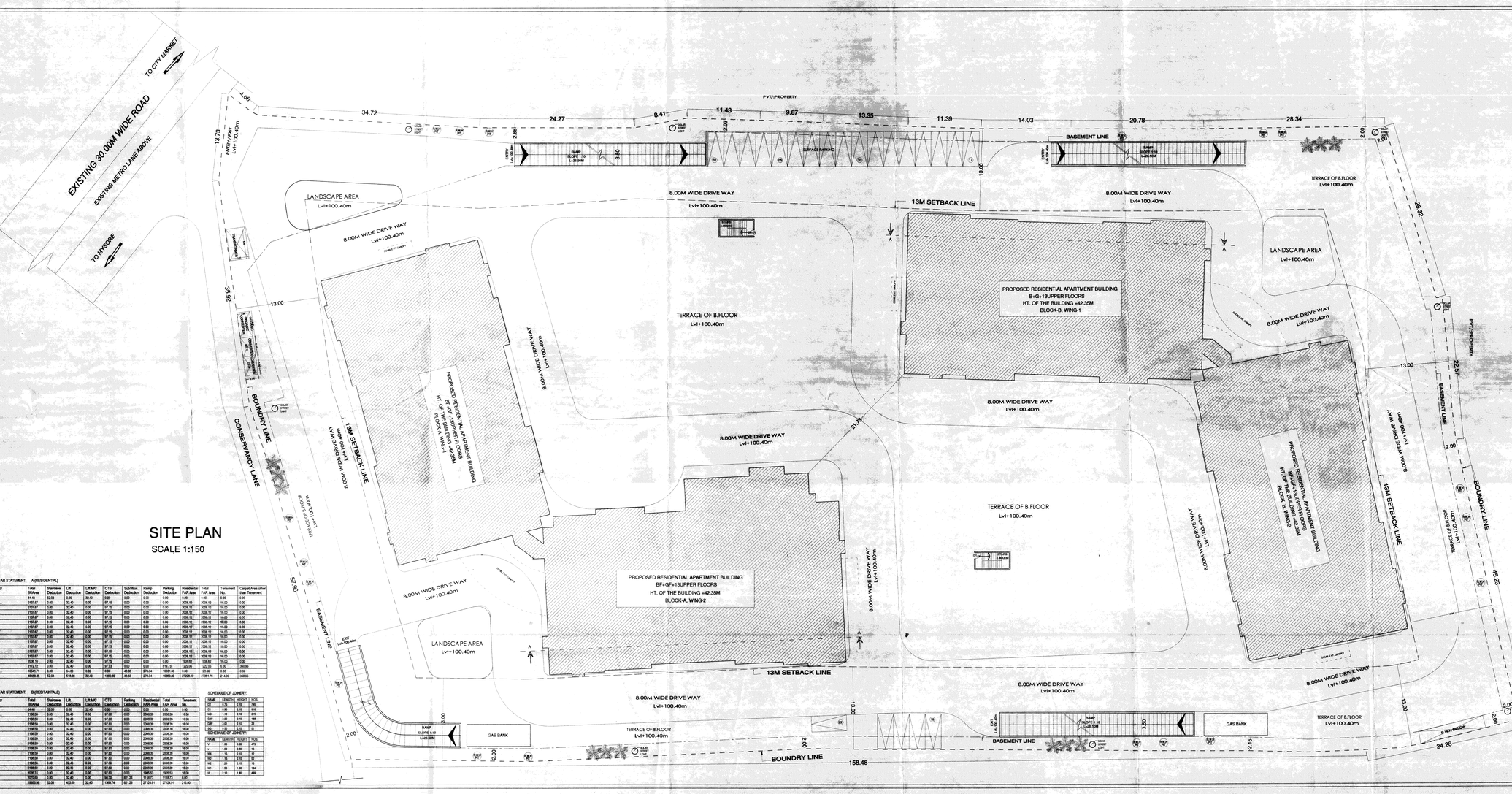

SITE PLAN

SCALE 1:150

FLOORWISE FAR STATEMENT: A (RESIDENTIAL)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	OTS Deduction	Sub/Stnc. Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	No.	Tenement	Carpet Area other than Tenement
Terrace Floor..	24.48	0.00	0.00	30.40	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	
Thirteenth Floor..	2107.87	0.00	32.40	0.00	87.15	0.00	0.00	0.00	2008.32	2008.32	16.00	0.00	
Twelth Floor..	2107.87	0.00	32.40	0.00	87.15	0.00	0.00	0.00	2008.32	2008.32	16.00	0.00	
Eleventh Floor..	2107.87	0.00	32.40	0.00	87.15	0.00	0.00	0.00	2008.32	2008.32	16.00	0.00	
Tenth Floor..	2107.87	0.00	32.40	0.00	87.15	0.00	0.00	0.00	2008.32	2008.32	16.00	0.00	
Ninth Floor..	2107.87	0.00	32.40	0.00	87.15	0.00	0.00	0.00	2008.32	2008.32	16.00	0.00	
Eighth Floor..	2107.87	0.00	32.40	0.00	87.15	0.00	0.00	0.00	2008.32	2008.32	16.00	0.00	
Seventh Floor..	2107.87	0.00	32.40	0.00	87.15	0.00	0.00	0.00	2008.32	2008.32	16.00	0.00	
Sixth Floor..	2107.87	0.00	32.40	0.00	87.15	0.00	0.00	0.00	2008.32	2008.32	16.00	0.00	
Fifth Floor..	2107.87	0.00	32.40	0.00	87.15	0.00	0.00	0.00	2008.32	2008.32	16.00	0.00	
Fourth Floor..	2107.87	0.00	32.40	0.00	87.15	0.00	0.00	0.00	2008.32	2008.32	16.00	0.00	
Third Floor..	2107.87	0.00	32.40	0.00	87.15	0.00	0.00	0.00	2008.32	2008.32	16.00	0.00	
Second Floor..	2107.87	0.00	32.40	0.00	87.15	0.00	0.00	0.00	2008.32	2008.32	16.00	0.00	
First Floor..	2016.11	0.00	32.40	0.00	87.15	0.00	0.00	0.00	1916.68	1916.68	16.00	0.00	
Ground Floor..	1916.11	0.00	32.40	0.00	87.15	0.00	0.00	0.00	1816.68	1816.68	16.00	1816.68	
Basement Floor..	1824.71	0.00	44.40	0.00	0.00	0.00	43.65	279.34	1660.32	1703.97	0.00	1703.97	0.00
Total:	26495.63	53.38	518.38	30.40	1305.66	43.65	279.34	16660.32	27728.10	27761.75	214.00	3520.65	

FLOORWISE FAR STATEMENT: B (RESIDENTIAL)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	OTS Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor..	24.48	0.00	0.00	30.40	0.00	0.00	0.00	0.00	0.00
Thirteenth Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
Twelth Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
Eleventh Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
Tenth Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
Ninth Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
Eighth Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
Seventh Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
Sixth Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
Fifth Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
Fourth Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
Third Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
Second Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
First Floor..	2128.09	0.00	32.40	0.00	87.80	0.00	2008.29	2008.29	16.00
Ground Floor..	2016.11	0.00	32.40	0.00	87.80	0.00	1916.68	1916.68	16.00
Total:	26495.63	53.38	518.38	30.40	1305.74	921.35	27124.91	27124.91	216.00

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	146
D1	0.90	2.10	616
MD	1.10	2.10	215
D4	0.90	2.10	148
DR	3.81	2.10	26
D3	0.90	2.10	31

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	1.00	0.60	473
L	1.00	0.60	12
MW	1.75	2.10	12
W4	1.50	2.10	12
W3	1.35	2.10	36
W1	1.20	2.10	164
W	0.75	1.20	469

BBMP/Addl.DcrsD SOUTH/0027/13-14

1. Plan Sanction is accepted for the proposed Residential Apartment building i.e., Construction of BF+GF+13UP (Thirteen upper floors) only.
2. Sanction is accepted for Residential use only The use of the building shall not be changed at any time.
3. Basement floor area and part of Ground floor and further area parking reservoir for car parking shall not be used for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to the concerned authorities.
5. The plan is valid for one year from the date of issue. Application for extension of the permit sanction is accepted for further period if the permissible FAR is not changed.
6. Building permit either the premises shall be provided.
7. Provision of toilet accommodation separately for the use of construction workers and it should be maintained till the completion.
8. The applicant shall insure all workmen involved in the construction work against any accident / unfortunate incident arising out of and in the course of their employment.
9. The applicant shall not store any building material / debris on footpath or on roads or on drains. The drains shall be removed and transported to road by durning plant.
10. The applicant shall provide adequate drinking water, latrines, urinals, bathing places and the common facility areas, which shall be accessible to all the tenants and occupants.
11. The applicant shall provide 1 car parking space for every 100 sq.mts of built up area & 1 ascertained equivalent as per K.M.C Act & 1 car parking 0.5 car, from the building within the premises.
12. The applicant shall provide ramps/slopes from underpass & 1.50m x 1.50m in the prescribed slope, on the footpath for the convenience of the physically handicapped persons as per the rules.
13. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other material falling from the building or any portion of the premises and to prevent any damage or injury to any person or livestock in the premises.
14. The applicant shall get a clearance certificate from the Police Department, Cubbon Park Police Station, Kasturba Road, Bangalore-560001 with respect to the safety and security of the premises.
15. The applicant shall maintain a register to record the inspections made by the officers of the concerned authority. The applicant shall also furnish a copy of the building plan with the approved plan, and a copy of sanctioned plans with specifications shall be mounted on a frame and displayed at a prominent place in the premises during the period of the work.
16. Approval of the Commissioner of Police is mandatory for the safety and security point of view. Fire Officer / Engineer / Supervisor will be informed by the Authority or the fire brigade, material in the second hand condition shall not be used in the building, as it affects the safety of the building.
17. Technical Personnel such as Supervisors of Works, Plumbers, Fitters, Welders, etc. to the duties and responsibilities specified in Schedule - IV (Rule 32) Clause sub-clause (ii) and (iii) of K.M.C. Act.
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before creation of walls on the foundation and on the case of framed structures, the erection of the frame work, the applicant shall give intimation to the Engineer-in-Charge.
20. Construction or development of a building should not obstruct or cause inconvenience to the public in the use of areas of land or water in order to comply with the conditions which may apply for permission to use land or water.
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 condition to collect the rain water from the roof top or the open area of at least one acre of land.
24. The Building shall be designed and constructed adopting the Norms prescribed in National Building Code of India 2005 & Indian Standard Recommendations for Fire Safety of Buildings - Code of Practice published by the Bureau of Indian Standards. Adopting the Building materials as per IS 1893-1984.
25. The applicant should provide water and/or toilets as per table 7 of Bye - law No. 29 for the building.
26. Facilities for physically handicapped persons persons with or without W/Chair (Byelaw - 31) of Building Byelaws should be provided.
27. The applicant shall provide at least one common toilet to the ground floor for the use of the visitors / persons with disabilities. The door of the toilet should be wide enough to accommodate a W/chair & ramp for the W/chair should be provided in the toilet wherever necessary.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions laid down in G.O. No. UD 77 MNX 2007 dated 31-03-2009 are complied.
29. The applicant shall ensure that the building is constructed in the prescribed manner in the strictly of construction and that the construction activities shall stop before 8.00 PM to avoid hindrance during night hours.
30. Garbage originating from Commercial Built-up shall be segregated into organic and inorganic waste and should be processed in the "Recycling" plant/pits. Organic waste should be processed in the "Composting" plant/pits. Inorganic waste should be given to the Municipal Solid Waste Collectors and above both are to be Commercial buildings.
31. The structures with basements shall be designed for structural stability and safety to ensure that soil retaining walls do not collapse or cause any damage to the adjoining land or building. Care should be taken for the safety of the structure as well as neighbouring property, public places and services such as roads, footpaths, water mains, sewers, street lighting poles and trees.
32. The consent for Establishment from the Master of Environment and Forest (MOEF) / KSPCB should be taken before operation.
33. Sufficient fire extinguisher should be provided in the building.
34. The applicant shall get the structural stability certificate from Structural Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35. TCP certificate should be produced at the time of obtaining Occupancy Certificate.0% of the total area of the site is reserved for Parks & Open Spaces as per Master Plan-2015 (Revised Master Plan).
36. Department will not entertain requesting authority of the Delhi Metropolis Initiative. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
37. The Owner / Association of the highrise building shall get the building inspected by competent and authorized agency for the safety and security of the building and the inhabitants from time to time and furnish a certificate, and an affidavit to that effect to the Chief Engineer of the concerned Zone and Fire Force Department.
38. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years. Due importance should be given to the safety regarding electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
39. The Owner / Association of the high rise building shall install fire safety systems, tools in the building, and train the staff thereof, survey and analyse during the monsoon and assure continuous supply of water for fire fighting.
40. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed to be cancelled.
41. Registration of Contractors under Labour Department of Government of Karnataka vide NOD/NOUN/ Intimation number: L0900-170201, dated: 20-08-2012.
42. Registration of Employer, Builder/Owner Contractor and the construction workers working in the establishment site with the Karnataka Building and Other Construction Workers Welfare Board should be strictly adhered to.
43. Registration of the Building Owner / Contractor should with the Registration of establishment and the 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 Engineering unit or to inspect the establishment and ensure the registration of establishment and of workers working at construction site for the welfare.
44. The Owner / Builder / Owner / Contractor shall also obtain the changes if any of the list of workers engaged by him.
45. At any point of time Applicant/ Builder/ Owner/ Contractor shall employ a construction worker who is not registered with the Karnataka Building and Other Construction Workers Welfare Board, the permit issued shall be treated as cancelled.

Note:
1. Accommodation shall be provided for setting up of anganwadi/ creaching education to the children of construction workers in the premises as per the Karnataka Rules.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department officer in charge of the area.
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 disputes that may arise in regard of power to fix boundary.
6. In case if the documents submitted in respect of property in question is found to be false or misleading, the plan sanctioned stands cancelled automatically and legal action will be initiated.
7. The demand for payment of Park & Open Space fee is Quashed as per the orders in Hon'ble High Court writ PET No.20070/2012 & WPT No.41108/2012 & connected cases. For compliance of Audit note in future, based on the outcome of the final court orders.

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No:	BBMP/Addl.DcrsD SOUTH/0027/13-14		
Application Type:	General	Zone:	South
Proposal Type:	Proposed Development	Ward:	Ward-157
Nature of Sanction:	New	Plot No Value:	320,3/366
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-II	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:			

AREA DETAILS

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19365.97
NET AREA OF PLOT (Plot Area considered for CV/FSI/ARE)		19365.97
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	19365.97
MAX. PERMISSIBLE COVERAGE AREA (50%)		9682.98
Proposed Coverage Area (23.23%)		4499.55
Achieved Net coverage area (23.23%)		4499.55
BALANCE COVERAGE AREA LEFT (26.77%)		4822.55
PERMISSIBLE FAR (As per Zoning Regulation 2015) (3.00)		58095.90
ADDITIONAL FAR		
Residential FAR		54303.00
Proposed FAR Area		54476.68
Substitution Area Add in FAR (Layout Lvl)		55.00
ACHIEVED NET FAR AREA (2.98)		54531.68
BALANCE FAR AREA (0.04)		660.24
PERMISSIBLE BUILT UP AREA		
ACHIEVED BUILT UP AREA		76567.43

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
N. GANESH, B.E.,.....Ex., Regd Valuer No. F-6784, Near Delhi Regd E.C.B.(LLR-1997/98) No. 6/2, 8th Cross, 8th Main, S. K. Nagar, BANGALORE - 560 022. Ganesh N BCC/BL-3.6/E-309/07-08	M/s Pride Expert Properties pvt ltd Rep by director B.R Ravindra GPA holder for SHRIRAMA METAL WORKS

OWNER'S NAME:

M/s Pride Expert Properties pvt ltd Rep by director B.R Ravindra GPA holder for SHRIRAMA METAL WORKS

PROJECT DESCRIPTION :-

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO : 320 & 320/5, SY.NO.110, GALLI ANJANEYA TEMPLE, DEVATIGERENAHAVALLI VILLAGE,KENGERI HOBLI (W.NO-158), BANGALORE SOUTH TALUK.

ARCHITECT:

Ganesh N
BCC/BL-3.6/E-309/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL)	Residential	MultiDwelling Units	Highrise
B (RESITAMIALE)	Residential	MultiDwelling Units	Highrise

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	430	9912.50	481	9791.25
Visitor's Car Parking	43	991.25	0	0.00
Total Car	473	9903.75	481	9791.25
Two/Wheeler	43	991.25	0	0.00
Total Area	-	7595.00	-	26275.04

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A-1 (RESIDENTIAL)	27728.10	27761.75	46495.63	214.00	3520.65
B-1 (RESITAMIALE)	27124.91	27124.91	26495.68	216.00	0.00
Total:	54853.00	54476.68	76562.43	430.00	3520.65

NOC DETAILS

Sl. No.	Name of the authority	Reference no. and date	Conditions imposed
1.	FIRE	DSC (1) 558/2012 dated: 10-09-13	-
2.	AIRPORT	ASC/OCR/ACO(J)/LF/NAL-9G-278/2012 dated: 20.12.12	All the conditions imposed in the letter issued by the airport authority of India should be adhered to
3.	KSPCB	PCB/KSB/CMR1(2)-14-05 dt. 08-04-2013	-
4.	SEIAA	SEIAA 38 (CON 2012 dated: 06-04-2013	-
5.	BWSSB	BWSSB/CE (SO)/CEK/TA/NOC 02/660 dt.29-01-2013	-
6.	BESCOM	Acknowledgement dt. 18-08-2012	-
7.	BSNL	KCHE/TY/J-5-6/KV3/2012-13/19 dt.07.11.12	-

DRAWING TITLE	SCALE	SHEET NO.
SITE PLAN	1:150	01 OF 08