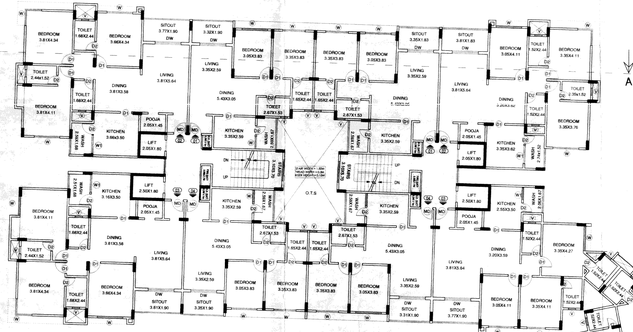
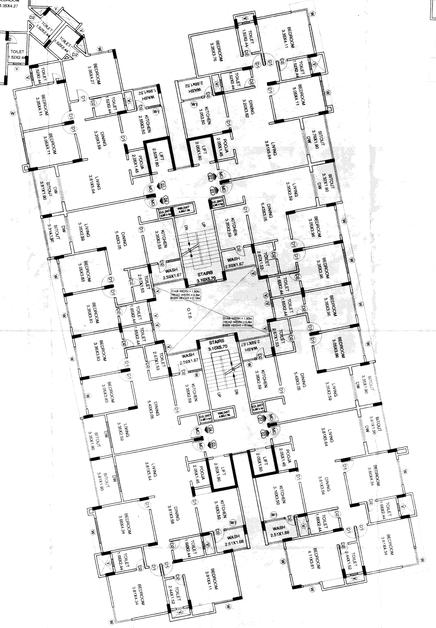
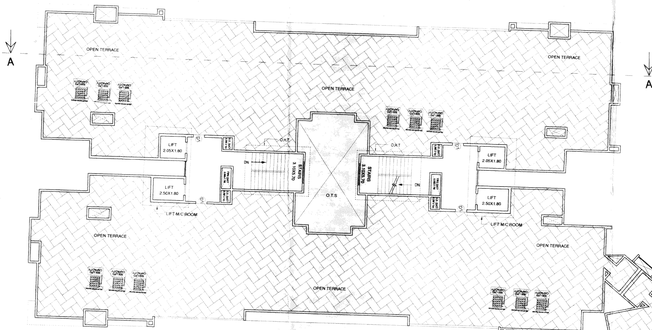
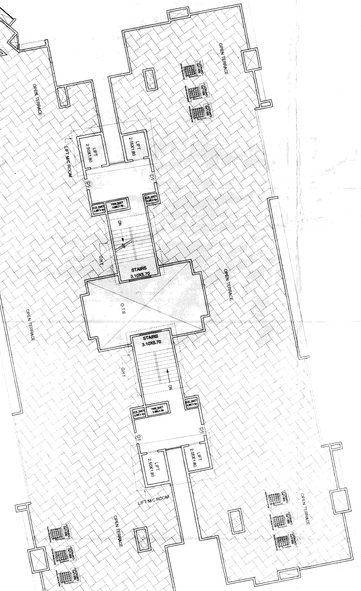


TYPICAL 3rd TO 13th FLOOR PLAN
BLOCK -B





TERRACE FLOOR PLAN
BLOCK -B



BBMP/Addl Dir/JD SOUTH/007/13-14

Conditions:

1. Plan Sanction is accorded for the proposed Residential Apartment building consisting of Stilt + Ground + 13 Floors at the premises mentioned above.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Ramp/Car lift shall be provided at Ground floor and surface 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 mains to your site are to be paid to the Board.
5. Revenue duties for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. Permission shall be obtained from Forest Department 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 /unexpected occurrence arising out of the work under this project.
8. The applicant shall not store any building materials, debris on footpath or on roads or on drains. Storage of materials on roads and drains will be treated as misuse by dumping soil.
9. The applicant / owners / occupier shall not encroach upon the road, road margin, open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall ensure that the electrical installation, electrical wiring, switches & associated equipment as per E.R.C.R's & IS code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate open passageway 0.90 x 2.00 m in the basement for regulation of traffic movement of vehicles and pedestrians in accordance with the approved plan.
12. The applicant shall maintain during construction such temporary sanitary arrangements to prevent dust, debris & other nuisance emanating from the safety of people / structures etc. to a minimum.Do not allow the labourers to stay at the premises.
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 plans shall be signed by the owner/occupier and the licensed architect/engineer. Plans shall be mounted on a frame and displayed and they shall be made available for inspection.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect/ Engineer / Structural Engineer shall be liable for action as may be deemed fit by the Karnataka Architect Council and cancel the registration if the same is recommended to be the first time.
17. Technical personnel, supervisor or owner as the case may be shall strictly adhere to the duties and responsibilities as per the provisions of KCR Act 1976 & Bye-laws 2003 & KMC Act 1976.
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 columns/ structure after 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 the 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 BWS&SB should not be used for the construction activity of the building.
23. The applicant shall ensure that all the water storages/ rainwater harvesting structures are provided & maintained in a hygienic condition to avoid breeding of mosquitoes and to prevent the spread of gnats/ pollution of ground water at all times. Having a minimum total capacity mentioned in the Bye-law 32(a).
24. The applicant shall ensure that the structure to be constructed as per the approved plan, strictly adhere to the norms and as the "Criteria for earthquake resistant design of structures" laid by the 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 'K' (Bye-laws - 31) of Building Bye-laws shall be provided.
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 as per the provisions of Bye-law 32(a).
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 take all precautions/ safeguard measures to the neighbours in the vicinity of construction and that the construction activities shall stop before 6.00 PM 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 plant of required 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 structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and structures to be not affected by the water table and the water pressure, including uplift, floatation, heave, and leaches ensuring safety of workers and general public by including such barricades.
32. The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be obtained if applicable.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. 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.
35. TCR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the total area).
36. The applicant shall obtain Fire Protection and Fire Prevention measures from the Fire & Emergency Department with due inspection regarding working condition of Fire Safety measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission from time to time.
37. The Owner / Association of the highrise building shall get the building inspected by empanelled structural engineer every year after the completion of the building and certify about the safety of the building suitable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department.
38. The owner / association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years with due inspection by the Department regarding proper condition of the electrical installations / lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission from time to time.
39. 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 ensure complete safety in the building during fire hazard.
40. 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 NOD/NOC issued by the Deputy Commissioner of Labour (Headquarters) Bangalore City (Headquarters) hoobali LD/BMLET/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" is mandatory before commencement of work.
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 should be submitted to the concerned Local Engineer in order to submit 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 in the list of workers engaged by him.
4. The Applicant / Builder / Owner / Contractor Builder/ Owner/ Contractor shall engage a construction worker in the site or workplace who is not registered with the "Karnataka Building and Other Constructions Workers Welfare Board"

Conditions:

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.

The Board 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 Quashed under the orders of Hon'ble High Court vide W.P.No.2522/2012(LR-BMP). however this is subject to condition for residence of such case in future, based on the outcome of the final court orders.

FEE DETAILS

B. The Applicant has paid the fee vide Receipt No. TP / JDTPS/JT / 01 / 2014 - 15 / Nov / 0004 dated: 07-11-2014 for the following:

1. Ground Rent	Rs.	16,75,862.00
2. Betterment Charges		
a) For Building	Rs.	1,98,520.00
b) For Site	Rs.	13,78,800.00
3. Security Deposit	Rs.	78,20,862.00
4. Plan Copies charges	Rs.	1,11,800.00
5. Compound wall charges	Rs.	5,000.00
6. Licence Fees	Rs.	81,15,862.00
7. 1% for administrative charges towards labour Cess	Rs.	1,02,738.00
TOTAL	Rs.	1,81,81,140.00
SAY	Rs.	1,80,82,000.00
8. Park & open space charges	Rs.	3,32,88,000.00

Labour Cess
vide DD No. 048228 dated: 15-11-2014 Rs. 89,51,000/-
Bank: The karnataka Bank Ltd., Basaveshwara nagar Branch, Bangalore

1. vide DD No. 048217 dated: 30-10-2014 Bank: The karnataka Bank Ltd., Basaveshwara nagar Branch, Bangalore	Rs. 9900000/-
2. vide DD No. 048218 dated: 30-10-2014 Bank: The karnataka Bank Ltd., Basaveshwara nagar Branch, Bangalore	Rs. 9582000/-

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No :	BBMP/Addl Dir/JD SOUTH/007/13-14		
Application Type:	General	Zone:	South
Proposal Type:	Proposed Development	Ward:	Ward-157
Nature of Sanction:	New	Plot No Value:	320,32/05
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)	18363.87
NET AREA OF PLOT (Net Area considered for COVERAGE)	(B)	18363.87
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	18363.87
MAX. PERMISSIBLE COVERAGE AREA (50%)		9181.94
Proposed Coverage Area	(23.23%)	4269.93
Achieved Net coverage area	(23.23%)	4269.93
BALANCE COVERAGE AREA LEFT	(26.77%)	4922.00
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00)	55151.60
ADDITIONAL FAR	-	-
Residential FAR		54303.00
Proposed FAR Area		54476.66
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.96)	54491.66
BALANCE FAR AREA	(0.04)	660.24
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		76357.43

ARCH / ENGG / SUPERVISOR (Regd) OWNER

N. GANESH, B.E.,
Partner
Ganesh Associates
Regd Sup R.C.C.,B.E.,M.S.,
No. 93, 8th Cross, 8th Main,
2. St. Thomas, BANGALORE - 560 001.

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

Ganesh N
BCC/BL-3.6/E-306/07-08

OWNER'S NAME:

Mrs 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, BY NO.1/12, GALLI ANJANEYA TEMPLE, DEEVITIGERAMANAHALLI VILLAGE,KENGERI HOBLI, (W NO.158), BANGALORE SOUTH TALUK.

ARCHITECT:

Ganesh N
BCC/BL-3.6/E-306/07-08

BUILDING DETAILS

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

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	430	5912.50	491	6751.25
Visitor's Car Parking	43	591.25	0	0.00
Total Car	473	6503.75	491	6751.25
Two/Wheeler	43	591.25	0	0.00
Total Area		7095.00		26273.94

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.	Carpet Area other than Tenement
A (RESIDENTIAL)	27228.10	27351.76	49488.45	214.00	350.86
B (RESTAURTALE)	27124.91	27124.91	26868.98	216.00	0.00
Total	54353.00	54476.66	76342.43	430.00	350.86

NOC DETAILS

Sl. No.	Name of the department	Reference no. and date	Conditions imposed
1.	FIRE	GBC (L) 558/2012 dated: 10-05-13	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2.	AIRPORT	ASC/OGM/ACD/181/HAL/BG-276/2012 dated: 20-12-12	
3.	KSPCB	PCB-1/BO/CFO/2013-66 dt: 08-04-2013	
4.	SESAA	SESAA LIS/ CFO/ 2012 dated: 08-04-2013	
5.	BWSSB	BWSSB/SE/CAE (SU)/CEK(N)/F(S)/BBMP dt: 04-01-2013	
6.	BESCOM	Acknowledgement dt: 18-06-2012	
7.	ISRAL	ASPKTPL/S-6/WS/2012-13/19 dt:07-11-12	

DRAWING TITLE	SCALE	SHEET NO.
BLOCK - B TYPICAL 3rd TO 13th FLOOR PLAN TERRACE FLOOR PLAN	1:100	01 OF 01

ಸರ್ಕಾರಿ ಆದೇಶ

ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ಪಿಎಲ್ 2324/2015

ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ಪಿಎಲ್ 2324/2015 ದಿನಾಂಕ 17-11-2015 ರಲ್ಲಿ ಹೊರಡಿಸಿದ ಆದೇಶದ ಅನ್ವಯ ಷರತ್ತುಗಳೊಂದಿಗೆ ಮಂಜೂರಾತಿ ನೀಡಿದೆ.

ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ಪಿಎಲ್ 2324/2015 ದಿನಾಂಕ 17-11-2015 ರಲ್ಲಿ ಹೊರಡಿಸಿದ ಆದೇಶದ ಅನ್ವಯ ಷರತ್ತುಗಳೊಂದಿಗೆ ಮಂಜೂರಾತಿ ನೀಡಿದೆ.

ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ
ಸರ್ಕಾರ
ನಗರಾಭಿವೃದ್ಧಿ ಇಲಾಖೆ