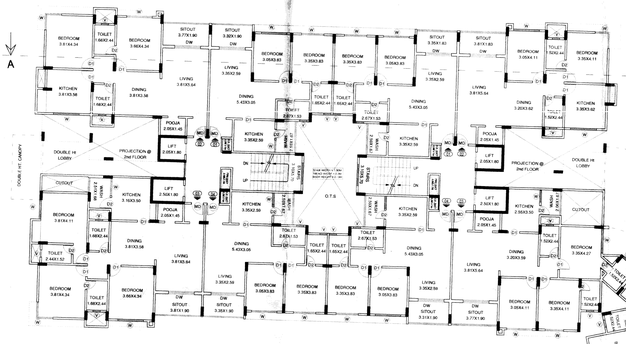
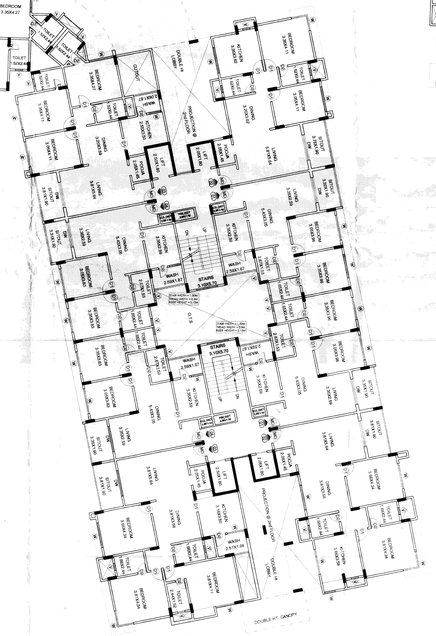
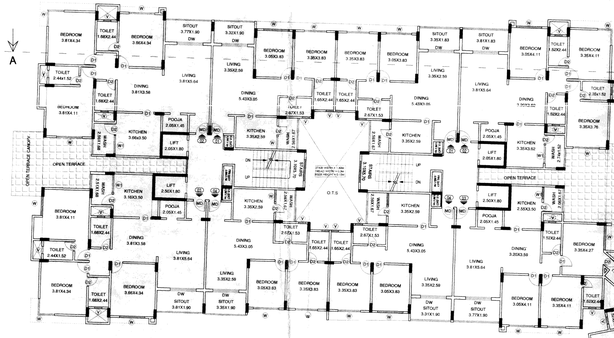
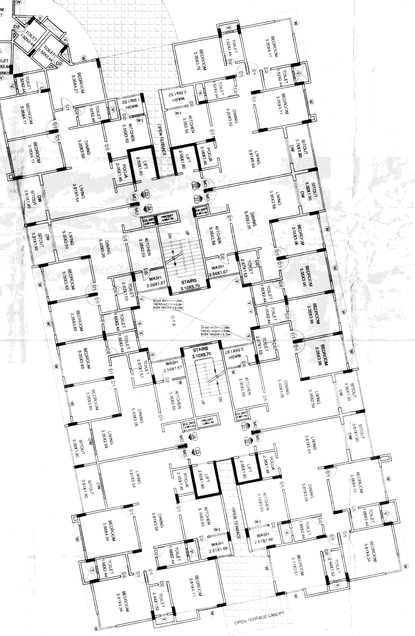


FIRST FLOOR PLAN
BLOCK -B





2nd FLOOR PLAN
BLOCK -B



BBMP/Addl.Dir/JD SOUTH/0071/13-14

Conditions :

1. Plan Sanction is accorded for the proposed Residential Apartment building
   a) Constructions of 'B'+GF+10UF (Thirteen upper floors) only
2. Building should be used for residential purpose only. The use of the building shall not be deviated to any other use.
3. Ramp/Vehicle Lift should be provided as per norms and surface area parking reserved for car parking shall not be converted for any other purpose.
4. Rainwater harvesting structure is mandatory to augment the capacity of water supply, sanitary and gardens. Care has to be taken to RAINWATER HARVESTING.
5. Necessary ducts for running telephone cables, cablevisn at ground level for postal envelopes & space for installing Telephone Exchange should be provided in the building.
6. The applicant shall construct temporary toilets for the use of construction workers and should be demolished after the construction.
7. The applicant shall ensure that the workmen involved in the construction work against any accident/ sickness/ injuries arising during the time of construction.
8. The applicant shall not block any building materials / debris on footpath or on roads or any drains. The debris/ waste should be disposed to the nearest dumping yard only.
9. The applicant / builder is prohibited from selling the selling the entire / part / open spaces in the complex/ facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide safety nets, safety belts, and other safety appliances & associated equipment as per K.E.R.C. (Elc & C) Code having 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 mts in the basement for hospitalisation of construction workers. The room should be provided with basic amenities as per Sec Rule 35.
12. The applicant shall maintain during the construction period sufficiently as contractors / residents to prevent dust, debris & other materials endangering the safety of adjoining property / neighbourhood, etc. In addition the applicant shall be responsible for any damage to the adjoining property.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. The applicant shall ensure that the contractor shall put a board at a prominent place of the building indicating the building license and the number of permit granted. The contractor shall also be revoked on a frame and displayed and they shall be made available during inspections.
15. **Achieved Net coverage area (23.23%) 4289.93 Sq.mts. Balance coverage area left (26.77%) 4922.05 Sq.mts.** The applicant shall not violate the sanctioned plans and permit issued by the Authority in the future otherwise, he/she shall be liable for action as per the provisions of the Karnataka Municipal Corporations Act-1976 and the Karnataka Municipal Corporations Building Rules-2003 and shall be liable to be prosecuted for violation of the said act and rules. Further, the sanction is liable to be revoked by the Authority.
16. The applicant shall ensure that the contractor shall put a board at a prominent place of the building indicating the name of the Architect, Structural Engineer and Contractor associated with the building project and their respective addresses and cannot the registration if the same is requested for the third time.
17. The applicant shall ensure that the Architect, Structural Engineer and Contractor shall be liable to the duties and responsibilities specified in Schedule IV of the Rule 14, 15 and 16 of the Karnataka Municipal Corporations Building Rules-2003.
18. The building shall be constructed under the supervision of a registered structure engineer.
19. On completion of foundation or footings before commencement of walls on the foundation and in the case of columnar structure after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed within the expiry of five years from the date of issue of the licence & 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 supplies 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 for storage of adequate quantity of rainwater for recharging of ground water at all times having a minimum total capacity mentioned in the Sys. Var. - Sheet.
24. The building shall be designed and constructed adopting the norms prescribed in Indian Building Code 1893 (Part-1) - 2002 & National Building Code of India-2005 (Part-1 & 2) - 2005 & IS 13920 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 Part - I sec No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule IV, Sec Rule - 3 (J) of Building Rules-2003 should be provided.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / Physically Handicapped persons with a ramp for easy access to the toilet and approached through a ramp for the Physically Handicapped persons in case with the stepped entrance.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 15 & 16 of Sec Rule 3 (J) of Building Rules-2003 are complied.
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 6.00 PM to avoid hindrance during night 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, of requisite capacity mentioned in the Sys. Var. - Sheet. Provision shall be made for Residential units of 20 and above and 5000 Sqm and built up area for Commercial buildings.
31. The structures with basements shall be designed for structural stability and safety to ensure for not causing any damage to the adjoining properties and structures. The applicant shall be responsible for any such damage to 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 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. Adequate measures shall be taken for plantation & protection of existing trees in the vicinity of the site/ area.
35. The owner / Association of highrise building shall obtain clearance certificate from Fire Force 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 issued once in two years.
36. The owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire 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.
37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every five years with due inspection by the department regarding working condition of electrical installations. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
38. The Owner / Association of the high-rise building shall conduct two mock drills in the building premises in the presence of fire fighter and other staff during the summer and secure complete safety in respect of 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 Lotteur Department of Government of Karnataka vide KGDN/Lot /Residential buildings LG8/BLR/TR01, dated: 01-04-2013.

1. Registration of Applicant/ Builder/ Owner/ Contractor and the construction workers working in the construction sites under the "Karnataka Building and Other Constructions Workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of accountant 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 Labour Welfare Cess deposit for registration of establishment and recruit working at other labour site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of construction workers.
4. At any point of time Applicant/ Builder/ Owner/ Contractor shall engage a contractor under or 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 Officer concerned.
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.

1. BBMP will not be responsible for any dispute that may arise in respect of property in question.
2. 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.
3. The demand for payment of Park & Open Space fee is Quashed as per the orders in Hon'ble High Court vide W.P.No.2622/2015(LR-BMP). However,this is subject to condition for remittance of such cost in future, based on the outcome of the final court orders.

AREA STATEMENT (BBMP)

PROJECT DETAIL

Application No :	BBMP/Addl.Dir/JD SOUTH/0071/13-14		
Application Type:	General	Zone:	South
Proposal Type:	Proposed Development	Ward:	Ward-157
Nature of Sanction:	New	Plot No Value:	320,320/5
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-II	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	18393.97
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	18393.97
BALANCE AREA OF PLOT (Considered for Perm.FAR)	(C)	18393.97
MAX. PERMISSIBLE COVERAGE AREA	(50%)	9196.98
Proposed Coverage Area	**(23.23%)**	**4289.93**
Achieved Net coverage area	**(23.23%)**	**4289.93**
BALANCE COVERAGE AREA LEFT	(26.77%)	4922.05
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(3.00)	55181.90
ADDITIONAL FAR		
Residential FAR		**54393.30**
Proposed FAR Area		**54418.86**
Substructure Area Add in FAR (Layout Lvl)		**15.00**
ACHIEVED NET FAR AREA	(2.96)	**54408.86**
BALANCE FAR AREA	(0.04)	660.24
PERMISSIBLE BUILT UP AREA		
ACHIEVED BUILT UP AREA		76357.43

ARCH / ENGG / SUPERVISOR (Regd) | OWNER

N. GANESH, M.Arch., Regd Owner No.A-1174, Near Delhi Regd Org.B.E.C.R.U.R.D.M.C. No. 80, Bro China, Bln. Main, S. K. Nagar, BANGALORE - 560 032.

Ganesh N
BC/OBL-3.6/E-3097/07-08

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.11/2, GALLI ANJANEYA TEMPLE, DEEVITIGEMAHANAHALLI VILLAGE,KENGERI HOBLI, (W.NO:158), BANGALORE SOUTH TALUK.

ARCHITECT:
Ganesh N
BC/OBL-3.6/E-3097/07-08

BUILDING DETAILS

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

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	430	8912.50	491	8751.25
Visitor's Car Parking	43	591.25	0	0.00
Total Car	473	9503.75	491	8751.25
Two Wheeler	43	591.25	0	0.00
Total Area	-	7096.50	-	24273.94

FEE DETAILS

9. The Applicant has paid the fee vide Receipt No. TP / JD/TP/SUT / 01 / 2014 - 15 / Nov / 0008 dated: 07-11-2014 for the following:

1. Ground Rent	Rs.	30,70,362.00
2. Betterment Charges		
a) For Building	Rs.	1,58,520.00
b) For Site	Rs.	13,78,800.00
3. Security Deposit	Rs.	78,20,542.00
4. Plan Copies charges	Rs.	1,11,800.00
5. Compound wall charges	Rs.	9,200.00
6. License Fees	Rs.	81,13,652.00
7. 1% for administrative charges towards labour Cess	Rs.	1,62,738.00
TOTAL	Rs.	1,85,81,745.00
SAY	Rs.	1,85,82,000.00
8. Park & open space charges	Rs.	3,81,98,000.00

Labour Cess
vide DD No : 048229 dated: 15-11-2014 Rs. 85,31,000/-
Bank : The Karnataka Bank Ltd., Basaveshwara nagar Branch, Bangalore

1.	vide DD No : 048217 dated: 30-10-2014 Rs. 9000000/- Bank : The Karnataka Bank Ltd., Basaveshwara nagar Branch, Bangalore	
2.	vide DD No : 048218 dated: 30-10-2014 Rs. 9562000/- Bank : The Karnataka Bank Ltd., Basaveshwara nagar Branch, Bangalore	

TOTAL FAR BUILT UP AREA STATEMENT

Block Name	Residential F.AR Area	Total F.AR Area	Total BUA Area	Tenement No.	Carpet Area other than Tenement
A-1 (RESIDENTIAL)	27228.15	27261.76	28488.45	214.00	300.96
B-1 (RESITAINTALE)	27124.91	27124.91	28663.98	216.00	0.00
Total	54353.06	54418.86	57242.43	430.00	300.96

NOC DETAILS

S. no.	Name of the statutory Department	Reference no. and date	Conditions imposed
1.	FIRE	URC (1) 558/2012 dated: 10-05-13	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2.	AIRPORT	AIS/CDR/NOC/1181/HAL/80-276/2012 dated: 20-12-12	
3.	KSPCB	PCB/476/CHI/12/74-66 dt: 08-04-2013	
4.	SIDAA	SIDAA/181/CON/2012 dated: 08-04-2013	
5.	BWSSB	BWSSB/ECA/CE (SLO)/EE(WT)/AO1/D/860 dt: 04-01-2013	
6.	BESCOM	Acknowledgement dt : 18-08-2012	
7.	BSNL	AGM(TP)/5-6/WVS/2012-13/139 dt:07-11-12	

DRAWING TITLE	SCALE	SHEET NO.
BLOCK - B FIRST FLOOR PLAN SECOND FLOOR PLAN	1:100	08 OF 09