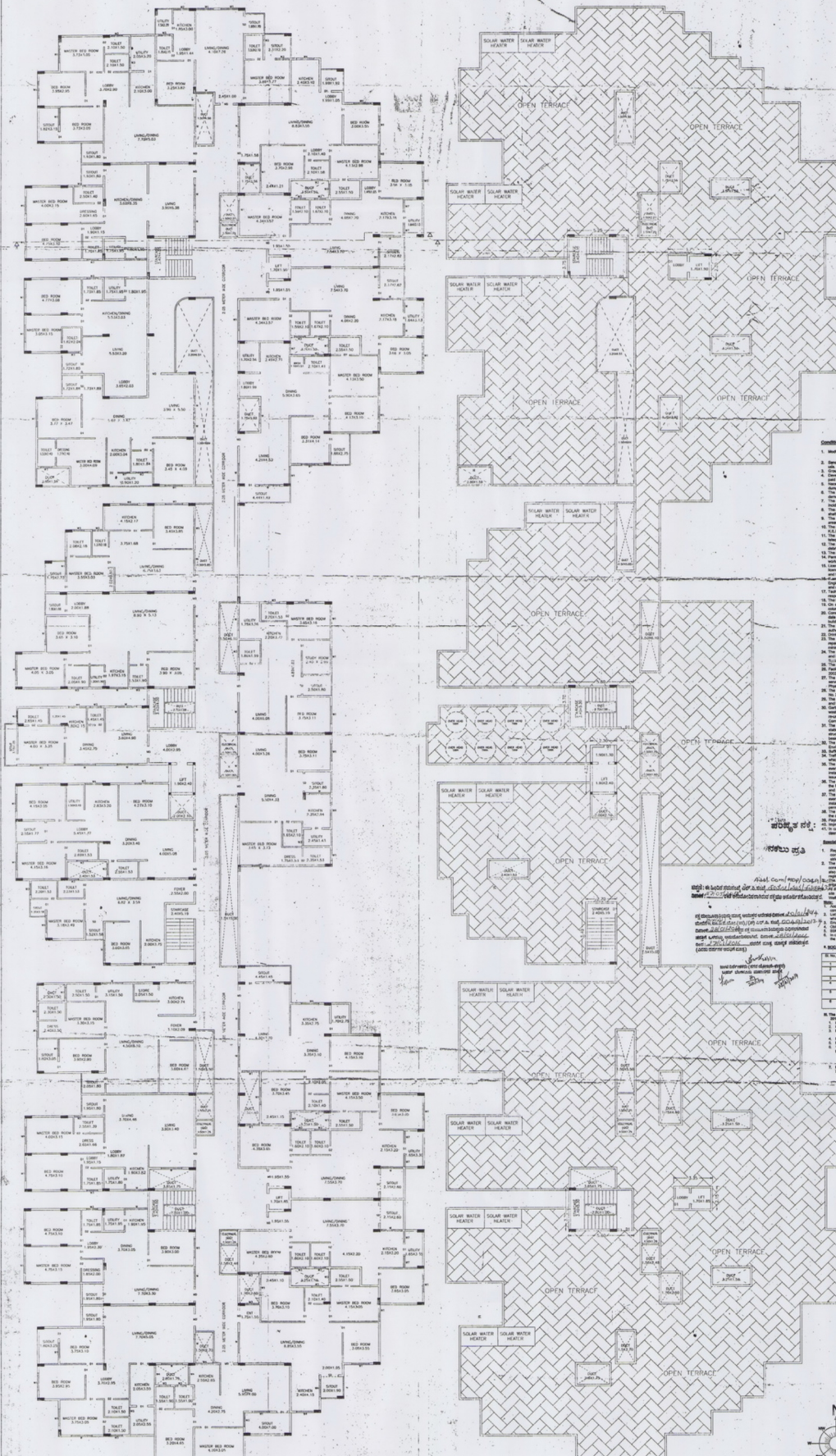


SITE AREA	Total site area	8144.23	FAR =	18,308.12	2.248	< 2.25
	Road widening area	30.50		5,144.23		
	Net site area	8113.73	COVERAGE =	334.88	x 100 =	39.99% < 50.00%
				8113.73		

AREA STATEMENT				
FLOORS	BUA	DEDUC	NET	UNITS
GROUND FLOOR	3,244.90	3,200.42	44.48	
FIRST FLOOR	3,244.90	201.01	3,043.89	25
SECOND FLOOR	3,244.90	201.01	3,043.89	25
THIRD FLOOR	3,244.90	201.01	3,043.89	25
FOURTH FLOOR	3,244.90	201.01	3,043.89	25
FIFTH FLOOR	3,244.90	201.01	3,043.89	25
SIXTH FLOOR	3,244.90	201.01	3,043.89	25
TERRACE FLOOR	101.67	101.67	0.00	
TOTAL	22,816.97	4,507.85	18,308.12	150

DARKING		
Total Residential Units from ground floor to 6th floor = 150 nos.		
Total Residential Units over 50 sqm up to 225 Sqm = 150 nos.		
@ 1 Car / 1 Unit, Cars Required = 150 x 1 = 150 nos.		
Total Cars Required = 150 Cars		
10% Visitors Parking = 150 / 10 = 15.00 Cars		
Total Cars Required = 150 + 15 = 165 Cars		
Total cars Provided		
Ground floor	121 cars	
Surface parking	46 cars	
Total	166 cars	



NOTES:

1. All dimensions are given in meters unless otherwise specified.
2. All work shall be done in accordance with the specifications and standards of the Indian Standards Institution (ISI).
3. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
4. The contractor shall ensure that the work is completed within the stipulated time frame.
5. The contractor shall maintain the site clean and free from debris throughout the construction process.
6. The contractor shall ensure the safety of all workers and the public during the construction process.
7. The contractor shall provide adequate lighting and ventilation for the workers on the site.
8. The contractor shall ensure that the work is done in a safe and sound manner.
9. The contractor shall ensure that the work is done in a professional and ethical manner.
10. The contractor shall ensure that the work is done in a cost-effective manner.
11. The contractor shall ensure that the work is done in a sustainable manner.
12. The contractor shall ensure that the work is done in a socially responsible manner.
13. The contractor shall ensure that the work is done in a transparent manner.
14. The contractor shall ensure that the work is done in a accountable manner.
15. The contractor shall ensure that the work is done in a responsible manner.
16. The contractor shall ensure that the work is done in a reliable manner.
17. The contractor shall ensure that the work is done in a consistent manner.
18. The contractor shall ensure that the work is done in a high-quality manner.
19. The contractor shall ensure that the work is done in a professional manner.
20. The contractor shall ensure that the work is done in a timely manner.
21. The contractor shall ensure that the work is done in a cost-effective manner.
22. The contractor shall ensure that the work is done in a sustainable manner.
23. The contractor shall ensure that the work is done in a socially responsible manner.
24. The contractor shall ensure that the work is done in a transparent manner.
25. The contractor shall ensure that the work is done in a accountable manner.
26. The contractor shall ensure that the work is done in a responsible manner.
27. The contractor shall ensure that the work is done in a reliable manner.
28. The contractor shall ensure that the work is done in a consistent manner.
29. The contractor shall ensure that the work is done in a high-quality manner.
30. The contractor shall ensure that the work is done in a professional manner.
31. The contractor shall ensure that the work is done in a timely manner.
32. The contractor shall ensure that the work is done in a cost-effective manner.
33. The contractor shall ensure that the work is done in a sustainable manner.
34. The contractor shall ensure that the work is done in a socially responsible manner.
35. The contractor shall ensure that the work is done in a transparent manner.
36. The contractor shall ensure that the work is done in a accountable manner.
37. The contractor shall ensure that the work is done in a responsible manner.
38. The contractor shall ensure that the work is done in a reliable manner.
39. The contractor shall ensure that the work is done in a consistent manner.
40. The contractor shall ensure that the work is done in a high-quality manner.
41. The contractor shall ensure that the work is done in a professional manner.
42. The contractor shall ensure that the work is done in a timely manner.
43. The contractor shall ensure that the work is done in a cost-effective manner.
44. The contractor shall ensure that the work is done in a sustainable manner.
45. The contractor shall ensure that the work is done in a socially responsible manner.
46. The contractor shall ensure that the work is done in a transparent manner.
47. The contractor shall ensure that the work is done in a accountable manner.
48. The contractor shall ensure that the work is done in a responsible manner.
49. The contractor shall ensure that the work is done in a reliable manner.
50. The contractor shall ensure that the work is done in a consistent manner.
51. The contractor shall ensure that the work is done in a high-quality manner.
52. The contractor shall ensure that the work is done in a professional manner.
53. The contractor shall ensure that the work is done in a timely manner.
54. The contractor shall ensure that the work is done in a cost-effective manner.
55. The contractor shall ensure that the work is done in a sustainable manner.
56. The contractor shall ensure that the work is done in a socially responsible manner.
57. The contractor shall ensure that the work is done in a transparent manner.
58. The contractor shall ensure that the work is done in a accountable manner.
59. The contractor shall ensure that the work is done in a responsible manner.
60. The contractor shall ensure that the work is done in a reliable manner.
61. The contractor shall ensure that the work is done in a consistent manner.
62. The contractor shall ensure that the work is done in a high-quality manner.
63. The contractor shall ensure that the work is done in a professional manner.
64. The contractor shall ensure that the work is done in a timely manner.
65. The contractor shall ensure that the work is done in a cost-effective manner.
66. The contractor shall ensure that the work is done in a sustainable manner.
67. The contractor shall ensure that the work is done in a socially responsible manner.
68. The contractor shall ensure that the work is done in a transparent manner.
69. The contractor shall ensure that the work is done in a accountable manner.
70. The contractor shall ensure that the work is done in a responsible manner.
71. The contractor shall ensure that the work is done in a reliable manner.
72. The contractor shall ensure that the work is done in a consistent manner.
73. The contractor shall ensure that the work is done in a high-quality manner.
74. The contractor shall ensure that the work is done in a professional manner.
75. The contractor shall ensure that the work is done in a timely manner.
76. The contractor shall ensure that the work is done in a cost-effective manner.
77. The contractor shall ensure that the work is done in a sustainable manner.
78. The contractor shall ensure that the work is done in a socially responsible manner.
79. The contractor shall ensure that the work is done in a transparent manner.
80. The contractor shall ensure that the work is done in a accountable manner.
81. The contractor shall ensure that the work is done in a responsible manner.
82. The contractor shall ensure that the work is done in a reliable manner.
83. The contractor shall ensure that the work is done in a consistent manner.
84. The contractor shall ensure that the work is done in a high-quality manner.
85. The contractor shall ensure that the work is done in a professional manner.
86. The contractor shall ensure that the work is done in a timely manner.
87. The contractor shall ensure that the work is done in a cost-effective manner.
88. The contractor shall ensure that the work is done in a sustainable manner.
89. The contractor shall ensure that the work is done in a socially responsible manner.
90. The contractor shall ensure that the work is done in a transparent manner.
91. The contractor shall ensure that the work is done in a accountable manner.
92. The contractor shall ensure that the work is done in a responsible manner.
93. The contractor shall ensure that the work is done in a reliable manner.
94. The contractor shall ensure that the work is done in a consistent manner.
95. The contractor shall ensure that the work is done in a high-quality manner.
96. The contractor shall ensure that the work is done in a professional manner.
97. The contractor shall ensure that the work is done in a timely manner.
98. The contractor shall ensure that the work is done in a cost-effective manner.
99. The contractor shall ensure that the work is done in a sustainable manner.
100. The contractor shall ensure that the work is done in a socially responsible manner.

SCALE = 1:100

SHEET = 02 OF 03

ADDRESS
PROPOSED RESIDENTIAL BUILDING
AT KATHA NO. 251, ST. NO. 11 & 17,
MUNICIPAL NO. 145, GUNLUR
VILLAGE, WARTHUR HOBLI, WARD
NO. 145, BANGALORE.

OWNER
M. P. H. MURTHY AND M. P. H. SIDDAPPA
P.A. HOLDER M/S ASSET HANDLERS PVT.
Represented by its authorized signatory

Mr. M. A. JAYARAJ

ENGINEER

HAVEN N.M. (2008)
R.C.C./B.L. 3/6/E-3054/07-08.

DRAWING TITLE
TYPICAL 1st, 2nd, 3rd, 4th,
5th AND 6th FLOOR PLAN
AND TERRACE FLOOR PLAN

SDM DESIGN ENGINEERS
YOGANANDA B
Shop No. 11, First Floor,
B.H.M.P. South Zone Office Building,
39th Main, 2nd Block Jayanagar,
Bangalore - 560 011.
E-mail: yogananda02@gmail.com
Mobile: +91 9954655640

TYPICAL 1st, 2nd, 3rd, 4th, 5th AND 6th FLOOR, TERRACE FLOOR

SITE AREA	Total site area	8144.23
	Road widening area	36.90
	Net site area	8113.73

FAR =	18,308.12	2.248	< 2.25
	8,144.23		

COVERAGE =	3244.90	x 100 =	39.99%	< 50.00%
	8113.73			

PARKING
 Total Residential Units from ground floor to 5th floor = 150 nos.
 Total Residential Units over 5sqm up to 225 Sqm = 150 nos.
 @ 1 Car / 1 Unit, Cars Required = 150 x 1 = 150 nos.
 Total Cars Required = 150 Cars
 10% Visitors Parking = 150 / 10 = 15.00 cars
 Total Cars Required = 150 + 16 = 166 Cars

Total cars Provided	
Ground floor	121 cars
Surface parking	45 cars
Total	166 cars

FLOORS	AREA STATEMENT			UNITS
	BUA	DEDUC	NET	
GROUND FLOOR	3,244.90	3,200.12	44.78	
FIRST FLOOR	3,244.90	201.01	3,043.89	25
SECOND FLOOR	3,244.90	201.01	3,043.89	25
THIRD FLOOR	3,244.90	201.01	3,043.89	25
FOURTH FLOOR	3,244.90	201.01	3,043.89	25
FIFTH FLOOR	3,244.90	201.01	3,043.89	25
SIXTH FLOOR	3,244.90	201.01	3,043.89	25
TERRACE FLOOR	101.67	101.67	0.00	
TOTAL	22,615.97	4,507.85	18,306.12	150

SCALE = 1:100

SHEET = 03 of 03

ADDRESS
 PROPOSED RESIDENTIAL BUILDING
 AT KATHA NO.751, SY NO.114/1,
 MUNICIPAL NO.145, GUNJUR
 VILLAGE, WATHUR HOBLI, WARD
 NO.149, BANGALORE.

OWNER
 Mr.P.M.MUNIYAPPA and Mr.P.H.SIDDAPPA
 G.P.A. HOLDER M/S ASSET HANDLER, PVT.
 Represented by its authorised signatory.

ENGINEER
 Mr.M.A.RAHMAN,

NAVEN.N.M. (owner)
 B.C.C./B.L.-3/6/-3054/07-08.

DRAWING TITLE:
 SITE PLAN, ELEVATION,
 SECTION AND RAIN WATER
 HARVESTING DETAIL.

SDM DESIGN ENGINEERS

YOGANANDA - B
 Shop No. 11, First Floor,
 B.S.M.E.P. South Zonal Office Building,
 9th Main, 2nd Block Jayanagar,
 Bangalore - 560 011.
 E-mail: yogananda02@gmail.com
 Mobile : +91 994665840

- Conditions:**
- Modified sanction is accorded for the proposed construction of Residential Apartment Building consisting of 6th floor (Upper Floors).
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - Ground Floor and surface area reserved for car parking shall not be converted for any other purpose.
 - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished during the completion of construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the construction.
 - The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported away from the site by dumping in the approved / builder is prohibited from leaving the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
 - The applicant / builder is prohibited from leaving the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
 - The applicant shall provide a separate room for loading the distribution transformers & associated equipment as per I.E.R.C (I & O) code leaving 3.00 mtrs. from the building within the premises.
 - 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 By-law No. 25.
 - 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.
 - Permission shall be obtained from forest department for cutting trees before the commencement of the work.
 - 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.
 - If any owner / builder contravenes the provisions of Building By-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 called for explanation if the same is repeated for a third time.
 - Technical personnel, applicator / owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (By-law No. 3) under sub-section (b) (ii) (b) (iv).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or footing before erection of walls on the foundation and in the case of columnar structure before erecting the columns 'OCCUPANCY CERTIFICATE' shall be obtained.
 - 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 completion to occupy the building.
 - The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
 - Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition for the building purpose or recharge of ground water at all times having a minimum total capacity mentioned in the By-law 30(a).
 - The building shall be designed following the norms prescribed in National Building Code of India and in the 'Code of Practice for earthquake resistant design of structures' bearing No. IS 1893:2002 published by the Bureau of Indian Standards and the building shall be designed to resist seismicity as per IS 1893:2002.
 - Facilities for physically handicapped persons prescribed in schedule IV (By-law - 31) of Building By-laws 2002 shall be provided.
 - The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / drivers and security men and also arrange that the toilet shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide G.O. No. 23, 24, 25 & 26 are provided in the building.
 - The construction shall be progressively 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.
 - Garbage originating from Apartment/Residential building shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit 1000 kg capacity installed at site for its organic disposal (Applicable for Residential units of 20 and above built up area).
 - The structure with basements shall be designed for structural stability and safety to ensure full soil stabilization during the course of excavation for basements with safe design for retaining walls and super structures ensuring safety of workmen and general public by erecting safety barricades.
 - The NOC from KSPCB / State Level Environment Impact Assessment (SEIA) of the Government of Karnataka and Forest (NOC/F) should be taken before commencement of work (if applicable).
 - Sufficient two wheeler parking shall be provided per requirement.
 - 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.
 - The owner / Association of highrise building shall obtain clearance certificate from Fire Department every year. Two years with due inspection by the department regarding working condition of Fire Safety Measures installed in the building should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
 - 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 also to get that effect shall be submitted to the corporation as per Fire Department every year.
 - The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspector every Two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in Two years.
 - The Owner / Association of the highrise building shall conduct two mock - drills in the building, one before the onset of summer and another during the summer season to ensure complete safety in respect of fire hazards.
 - Payment of license fees for sanction of this plan is subject to result of V.P.No. 4906/2008 & 2993/2008.
 - Improvement Charges for the property should be paid as decided by the B.M.P. in future.
 - 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 (Additional) Hospital letter No. 1058/SL/10513, dated 01.08.2013

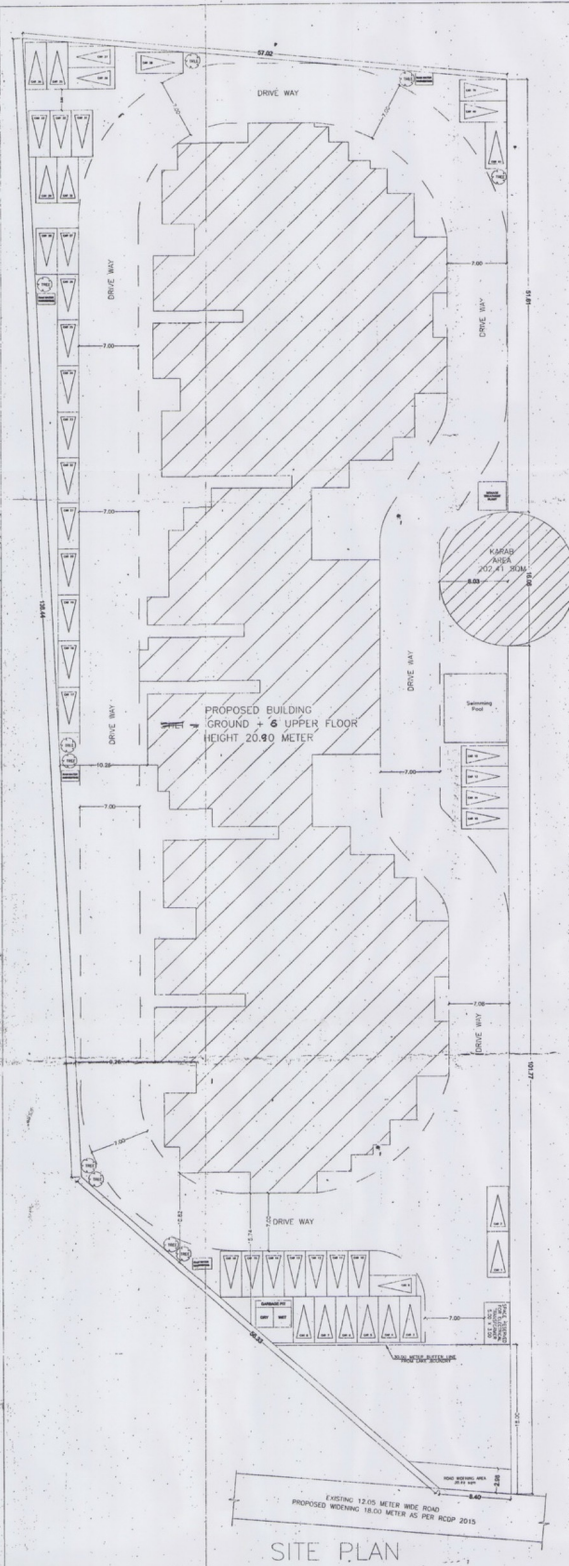
- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the 'Karnataka Building and Other Construction workers Welfare Board' should be strictly adhered to.
- The Applicant / Builder / Owner / Contractor should submit the Registration 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 labour officer to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor should also inform the changes if any of the list of workers employed by him.
- 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:**
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp / construction site.
 - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities is strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.
 - B.M.P. will not be responsible for any dispute that may arise in respect of property if question.
 - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled and legal action will be initiated.

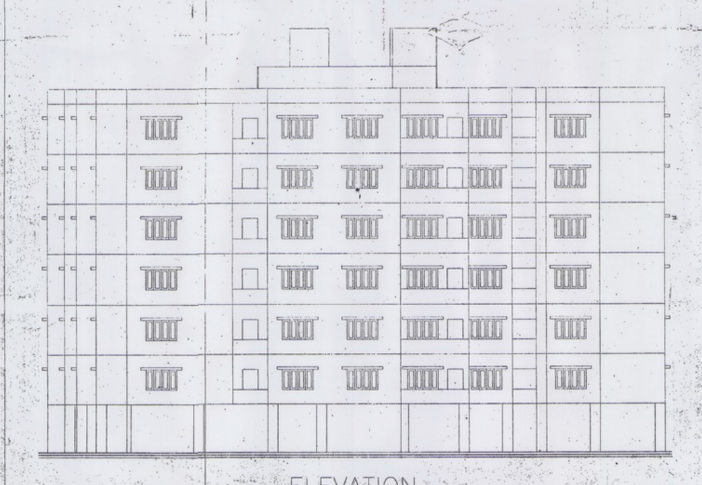
NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBCT/2892/13, dated: 13-08-2013	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Apex Authority of INC	ANBVA/NA/INC/CON/AGRE/118/19	
3	KSPCB	1787/1638-43, dated: 18-12-2013	
4	SEIAA	PCB/SEIA/001/13, dated: 25-07-2013	
5	SEIAA	SEIAA/13/CON/2013, dated: 28-09-2013	
6	BWSSB	BWSSB/SE/CI/CA/13/100EM/1774/M/1786/2013-14, dated: 20-07-2013	
7	BESCOM	BEK/MDP/02/04/13/4205-94, dated: 29-06-2013	

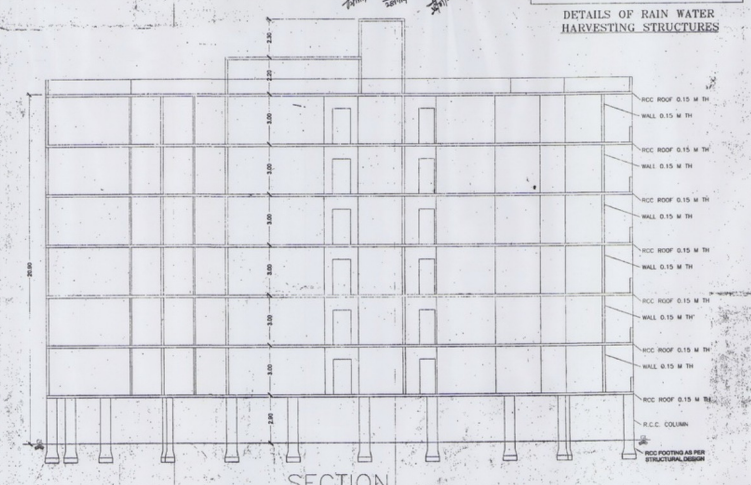
- II. The Applicant has paid the fees vide Receipt No. TP/JDTH/02/2013-14/Jan/0002 dated 23-01-2014 for the following:-**
- License Fee: 4,43,701.00
 - Ground Rent: 2,39,300.00
 - Settlement Charges: 12,865.00
 - 4) Fee Building: 6,43,376.00
 - Security Deposit: 88,000.00
 - Plan copy charges: 8,000.00
 5. Service Charge on Labour Cess to be paid to B.M.P.: 14,48,174.00
- TOTAL: 14,48,174.00**
SAY RS. 14,48,174.00
- 7. Labour Cess: 8,61,000.00 vide G.O. No. 54198 dated 24-01-2014. Disallowed/Cancelled Item.**



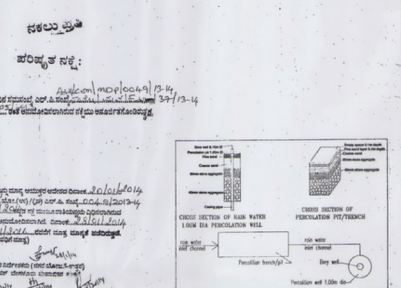
SITE PLAN



ELEVATION



SECTION



DETAILS OF RAIN WATER HARVESTING STRUCTURES