BBMP / ADDL.DIR / JD NORTH / LP / 0553 / 2011-12

SITE AREA	
Total Site Area	78,699.53 sqm
Kharab Area	1,778.89 sqm
Net Site Area Considered	76,889.64 sqm
Net Site Area Considered	76,889.64 sqm
CA area	3,848.53 sqm
Net Site Area for FAR	73,041.11 sqm
Net Site Area	73,641.11 sqm
Road widening Area	1,372.78 sqm
Net Site Area for Coverage	71,668.36 sqm

AREA STATEMENT CLUSTER - 4

FLOORS	BUA	DEDUCT.	FAR AREA	UNITS
GROUND FLOOR	5,059.66	76.30	4,983.36	26
FIRST FLOOR	4,931.88	76.30	4,855.58	26
SECOND FLOOR	4,926.81	76.30	4,850.51	26
THIRD FLOOR	4,924.54	76.30	4,848.24	26
FOURTH FLOOR	4,990.82	76.30	4,914.52	26
FIFTH FLOOR	4,924.54	76.30	4,848.24	26
SIXTH FLOORS	4,990.82	76.30	4,914.52	26
EVENTH FLOOR	4,924.54	76.30	4,848.24	26
EIGHTH FLOOR	4,906.59	76.30	4,830.29	26
NINETH FLOOR	4,924.54	76.30	4,848.24	26
TENTH FLOOR	4,990.82	76.30	4,914.52	26
ELEVENTH FLOOR	4,924.54	76.30	4,848.24	26
TWELVTH FLOOR	4,990.82	76.30	4,914.52	26
THIRTEENTH FLOOR	4,924.54	76.30	4,848.24	26
FOURTEENTH FLOOR	4,906.59	76.30	4,830.29	24
FIFTEENTH FLOOR	4,221.18	76.30	4,144.88	22
SIXTEENTH FLOORS	3,488.10	54.50	3,433.60	20
EVENTEENTH FLOOR	3,495.81	54.50	3,441.31	20
EIGHTEENTH FLOOR	3,488.10	54.50	3,433.60	20
NINETEENTH FLOOR	3,495.81	54.50	3,441.31	20
TWENTYETH FLOOR	3,488.10	54.50	3,433.60	20
TWENTYFIRST FLOOR	3,495.81	54.50	3,441.31	20
TWENTYSECOND FLOOR	3,488.10	54.50	3,433.60	20
TWENTYTHIRD FLOOR	3,495.81	54.50	3,441.31	20
TWENTYFOURTH FLOOR	3,488.10	54.50	3,433.60	20
TWENTYFIFTH FLOOR	3,402.50	54.50	3,348.00	20
TWENTYSIXTH FLOOR	2,858.32	54.50	2,803.82	9
TWENTYSEVENTH FLOOR	916.79	21.80	894.99	-
TERRACE FLOOR	404.72	404.72	-	-
TOTAL	117,449.10	2,246.82	115,202.28	643

AREA STATEMENT - CLUB HOUSE

FLOORS	BUA	DEDUCT.	FAR AREA
GROUND FLOOR	2,066.10	9.36	2,056.74
FIRST FLOOR	592.68	9.36	583.32
SECOND FLOOR	438.27	9.36	428.91
TERRACE FLOOR	26.00	26.00	-
TOTAL	3,123.05	54.08	3,068.97

AREA STATEMENT - TOWN HOMES

FLOORS	BUA	DEDUCT.	FAR AREA	UNITS
GROUND FLOOR	772.72	5.40	767.32	4
FIRST FLOOR	663.26	5.40	657.86	-
SECOND FLOOR	775.67	5.40	770.27	4
THIRD FLOOR	638.54	5.40	633.14	-
FOURTH FLOOR	353.22	5.40	347.82	-
TOTAL	3203.41	27.00	3176.41	8

COMBINED AREA STATEMENT

FLOORS	BUA	DEDUCT.	FAR AREA	UNITS
LOWER BASEMENT FLOOR	31,370.88	30,111.82	1,259.07	-
UPPER BASEMENT FLOOR	30,298.81	28,989.98	1,308.83	-
GROUND FLOOR	7678.48	91.06	7587.42	32
FIRST FLOOR	8187.62	91.06	8096.56	23
SECOND FLOOR	8140.75	91.06	8049.69	32
THIRD FLOOR	5863.09	81.70	5781.39	23
FOURTH FLOOR	5344.05	81.70	5262.35	23
FIFTH FLOOR	4,924.54	76.30	4,848.24	23
SIXTH FLOORS	4,990.82	76.30	4,914.52	23
EVENTH FLOOR	4,924.54	76.30	4,848.24	23
EIGHTH FLOOR	4,906.59	76.30	4,830.29	23
NINETH FLOOR	4,924.54	76.30	4,848.24	23
TENTH FLOOR	4,990.82	76.30	4,914.52	23
ELEVENTH FLOOR	4,924.54	76.30	4,848.24	23
TWELVTH FLOOR	4,990.82	76.30	4,914.52	24
THIRTEENTH FLOOR	4,924.54	76.30	4,848.24	23
FOURTEENTH FLOOR	4,906.59	76.30	4,830.29	23
FIFTEENTH FLOOR	4,221.18	76.30	4,144.88	22
SIXTEENTH FLOORS	3,488.10	54.50	3,433.60	20
EVENTEENTH FLOOR	3,495.81	54.50	3,441.31	20
EIGHTEENTH FLOOR	3,488.10	54.50	3,433.60	20
NINETEENTH FLOOR	3,495.81	54.50	3,441.31	20
TWENTYETH FLOOR	3,488.10	54.50	3,433.60	20
TWENTYFIRST FLOOR	3,495.81	54.50	3,441.31	20
TWENTYSECOND FLOOR	3,488.10	54.50	3,433.60	20
TWENTYTHIRD FLOOR	3,495.81	54.50	3,441.31	20
TWENTYFOURTH FLOOR	3,488.10	54.50	3,433.60	20
TWENTYFIFTH FLOOR	3,402.50	54.50	3,348.00	20
TWENTYSIXTH FLOOR	2,858.32	54.50	2,803.82	9
TWENTYSEVENTH FLOOR	916.79	21.80	894.99	-
TERRACE FLOOR	430.72	430.72	-	-
TOTAL	168,636.50	61,356.70	1,24,103.39	651

Total Ground Floor Area

Cluster - 4	5,039.66
Club House	2,066.10
Town Homes	772.72
Total	7878.48

Total FAR Area

Previous Sanctioned	91,116.92
FAR Proposed	1,24,103.39
Total	2,15220.31

Total Ground Coverage Area

Previous Sanctioned	3,675.87
FAR Proposed	7878.48
Total	11,554.35

COVERAGE = 11,554.35 X100 / 71,668.36 = 16.12 % < 50.00%

FAR = 2,15220.31 / 73,041.11 = 2.946 < 3.00

PARKING

Total Nos of Units From G+ to 27st Floor = 651 Nos. (Including Town Homes)
Nos. of Units over 50 Sqm. Below 225 Sqm. = 626 Nos.
@ 1 cars / 1 unit, cars required = 626 x 1 = 626 Cars
Nos. of Units over 225 Sqm. Below 375 Sqm. = 17 Nos.
@ 2 cars / 1 unit, cars required = 17 x 2 = 34 Cars
Nos. of Units over 375 Sqm. Below 525 Sqm. = 8 Nos.(Town Homes)
@ 3 cars / 1 unit, cars required = 8 x 3 = 24 Cars

Total Car required for Residential Block = 626 + 34 + 24 = 684 cars
10% visitors parking - 684 / 10 = 68.40 say 69 cars

Total Club House Area = 3,068.97 Sqm.
@ 1 cars / 50 Sqm., cars required = 3068.97 / 50 = 61.38 say 62 cars

Total Car required = 684 + 69 + 62 = 815 cars
Total Cars provided
Com. Lower Basement 653 Cars
Com. Upper Basement 653 Cars
Total 1306 Cars

APPROVED L.P NO:
(BBMP/ADDL.DIR/JD NORTH/LP/0553/2011-12)
DATED:

OWNER'S SIGNATURE
Authorised Signatory
G CORP HOMES PVT. LTD.
(GPA Holder for M. R Seetharam)
No. 47/19, Cross Park Layout, MG Road, Bengaluru-560001, INDIA
Ph.: +91(080) 35300515/16

ARCHITECT'S SIGNATURE
ASOKA BABU MORLA
BCC/BL-3.6/A-2298/11-12
(for ARCOP Associates Pvt. Ltd.)
12/1, 2nd Cross, Victoria Road, Bengaluru-560047, India
Ph.: +91(080) 41537777/727
Fax: +91(080) 41537727

PROJECT
PROPOSED RESIDENTIAL APARTMENT BUILDING (PHASE-2) TOWER-F, G, H, I, J, K & L and CLUB HOUSE & TOWN HOMES ON KHATA NO. 13/2 OF THANISANDRA MAIN ROAD, THANISANDRA, WARD NO. 6, BANGALORE.

DRAWING TITLE
SITE PLAN

DRAWING TITLE | ORIENTATION
1:600 | N

SHEET NO 01 OF 20

Conditions:

I This Plan Sanctions issued subject to the following conditions

1. 1. Sanction is accorded for the Proposed construction Residential Apartment Building
a) Construction of ~~Apartment~~ consisting of Cluster - 2A, 2B F + G5 + 4 UF.
b) Cluster - 2B, 2BF + G5 + 2UF for Club House
c) Cluster - 4, Tower - F and L, 2BF+GF+27 UF.
Tower - G & H, 2BF+GF+15 UF.
Tower - I, J, & K, 2BF+GF+26 UF
2. Sanction is accorded Residential use only. The use of the building shall not be deviated to any other use.
3. Two Basement floors area 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. 5. Necessary ducts for running telephone cables, cubicles at 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 involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.05 m in the basement for installation of telecom equipment and also to make provision for telecom services as per Bye-law No. 25.
12. 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.
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 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.
16. If any owner / builder contravenes the provisions of Building Bye-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 cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule Schedule - IV (Bye-law No. 3.6) under sub section IV-5 (e) to (k).
18. The building shall be constructed under the supervision of a registered engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columns structure before 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 license & 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 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 total 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 in the "Criteria for earthquake resistant design of structures" bearing 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 visitors / servants / drivers and security men and also entrance 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 Sl. No. 23, 24, 25 & 26 are provided in the building.
28. 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 and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 700 K.g. capacity installed at site for its re-use / disposal. (Applicable for residential units of 50 and above and 5000 sqm and above built up area for Commercial building).
30. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. 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.
33. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department 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.
34. 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.
35. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate 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.
36. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. Payment of license fee for sanction of this plan is subject to result of WP No. 4906/2008 &2693/2008.
38. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
39.
40. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. All conditions laid down while approving earlier plan sanctioned by this office for Tower – A, B, C, D & E should be adhered to.
42. All other conditions laid down by Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
43. 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 Karnataka vide ADDENDUM (Hobadaagi Hoodike) Letter No. LD/95/LET/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" 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 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 of the list of workers engaged by him.
4. 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:

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.
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. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	Fire Force Department	GBC(1) / 132 / 2011, Dt: 31 - 03 - 2012 & 17 - 01 - 2015.	
2)	Airport Authority of India	AAI / BIA / ATM / NOC / 639 / 961-85, dt: 30 - 11 - 2010.	
3)	BESCOM	CEE / BM-XZ / SEE(O) / AEE-3 / F-163 & 151, Dt: 24 - 12 - 2010 & 10 / 01 / 2011	All the conditions imposed in the letter issued by the statutory body should be adhered to.
4)	BWSSB	BWSSB / EIC / ACE(M-I) (DCE(M)) / TA-B / 5507 / 2011-12, Dt: 22 - 11 - 2011.	
5)	KSPCB	PCB / 378 / CNP / 10 / H235, Dt: 30 - 05 - 2011.	
6)	SEIAA	SEIAA / 135 / CON / 2010, Dt: 24 - 05 - 2011.	

III. The Applicant has paid the fee vide Receipt No. RE-final331-TP00019, dated: 08 - 12 - 2015 for the following:-

1. Licence Fees	1,75,00,885.00
2. Ground Rent	83,43,279.00
3. Betterment Charges a) For Building	3,70,612.00
4. Security Deposit	1,85,40,619.00
5. Plan copy charges & Compound Fees	4,30,000.00
6. Add 1% for Administrative charges towards labour Cess.	2,70,735.00
TOTAL :	4,54,76,330.00
SAY Rs.	4,54,77,000.00

6. Labour Cess : Rs. 2,68,03,000/- Paid vide D.D No.121753, 121754, 121755, 121756, 121757 & 121758, dated: 08 - 12 - 2015, Drawn on HDFC Bank, M.G.Road Branch, Bangalore.

PREVIOUS SANCTION PHASE-01
BBMP/ADDL.DIR/JD NORTH/LP/0553/2011-12
DATED: 23-06-2012

BUILDINGS	BUA	FAR AREA	UNITS
CLUSTER-1 (TOWER-A)	17963.62	105.99.84	71.00
CLUSTER-2 (TOWER-B)	36698.46	19166.11	87.00
CLUSTER-2 (TOWER-C, D & E)	80428.31	61313.01	322.00
TOTAL (Including Basements)	135076.59	91116.92	480.00

PREVIOUS SANCTION
PRESENT SANCTION