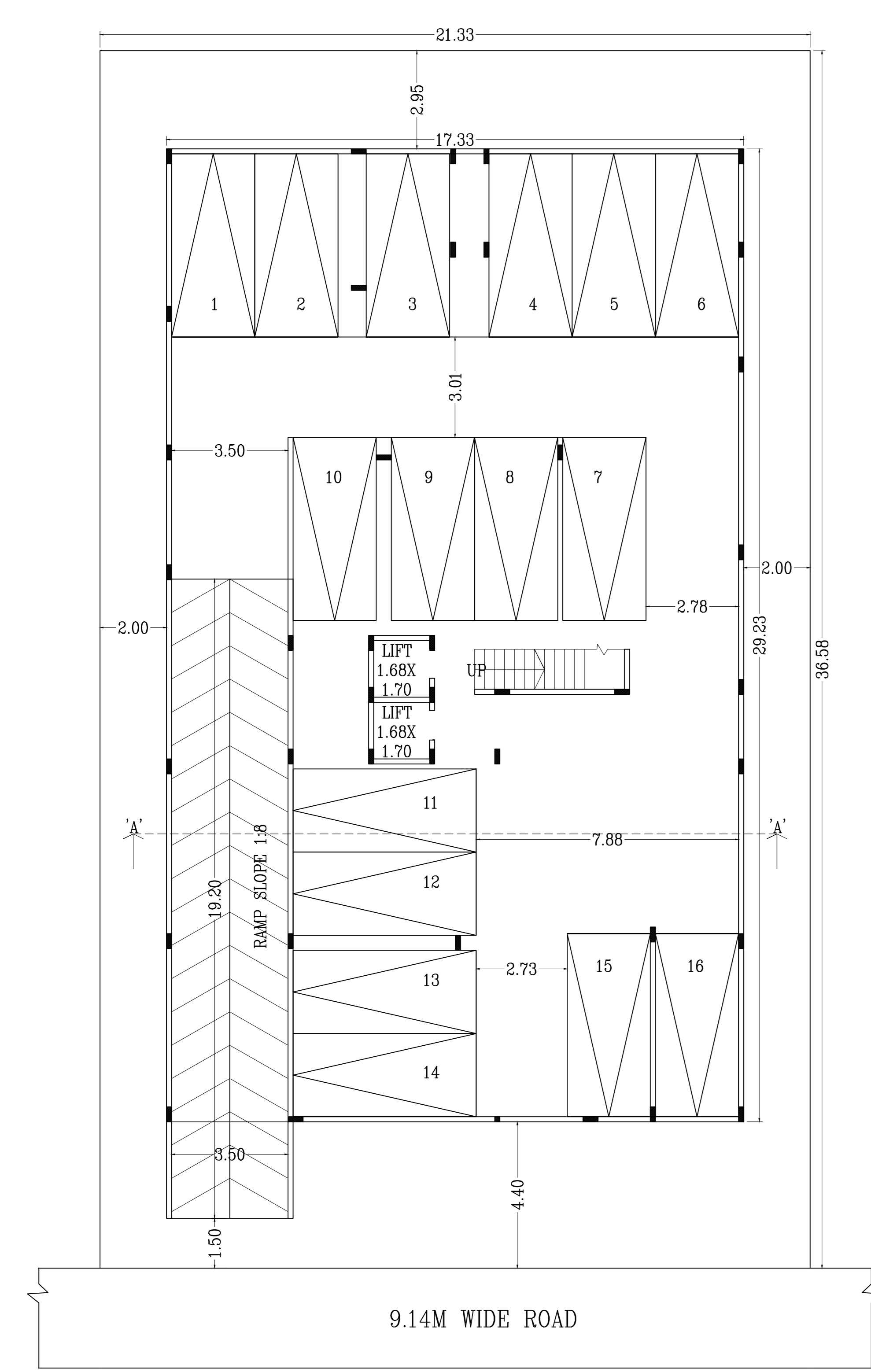
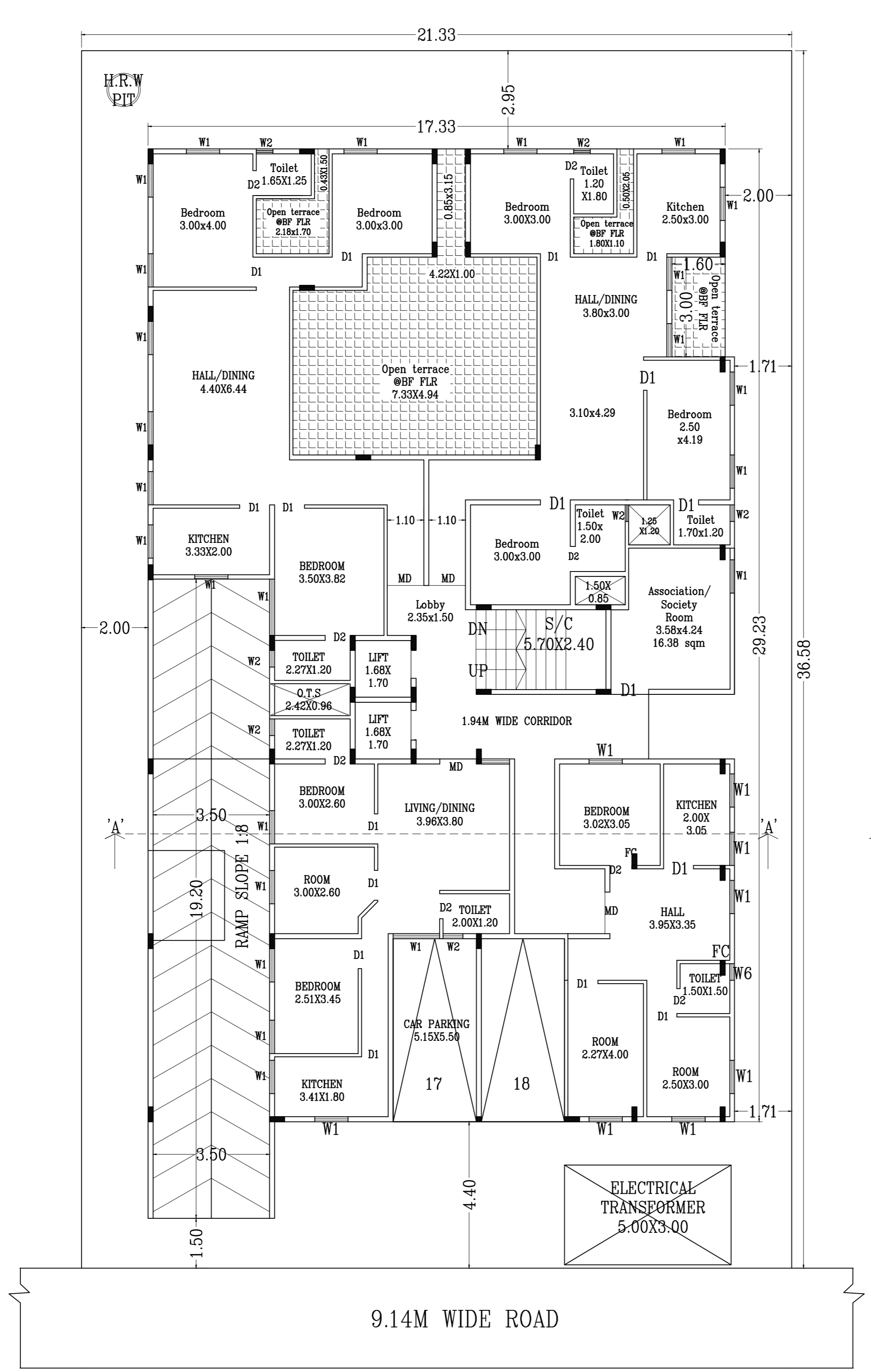


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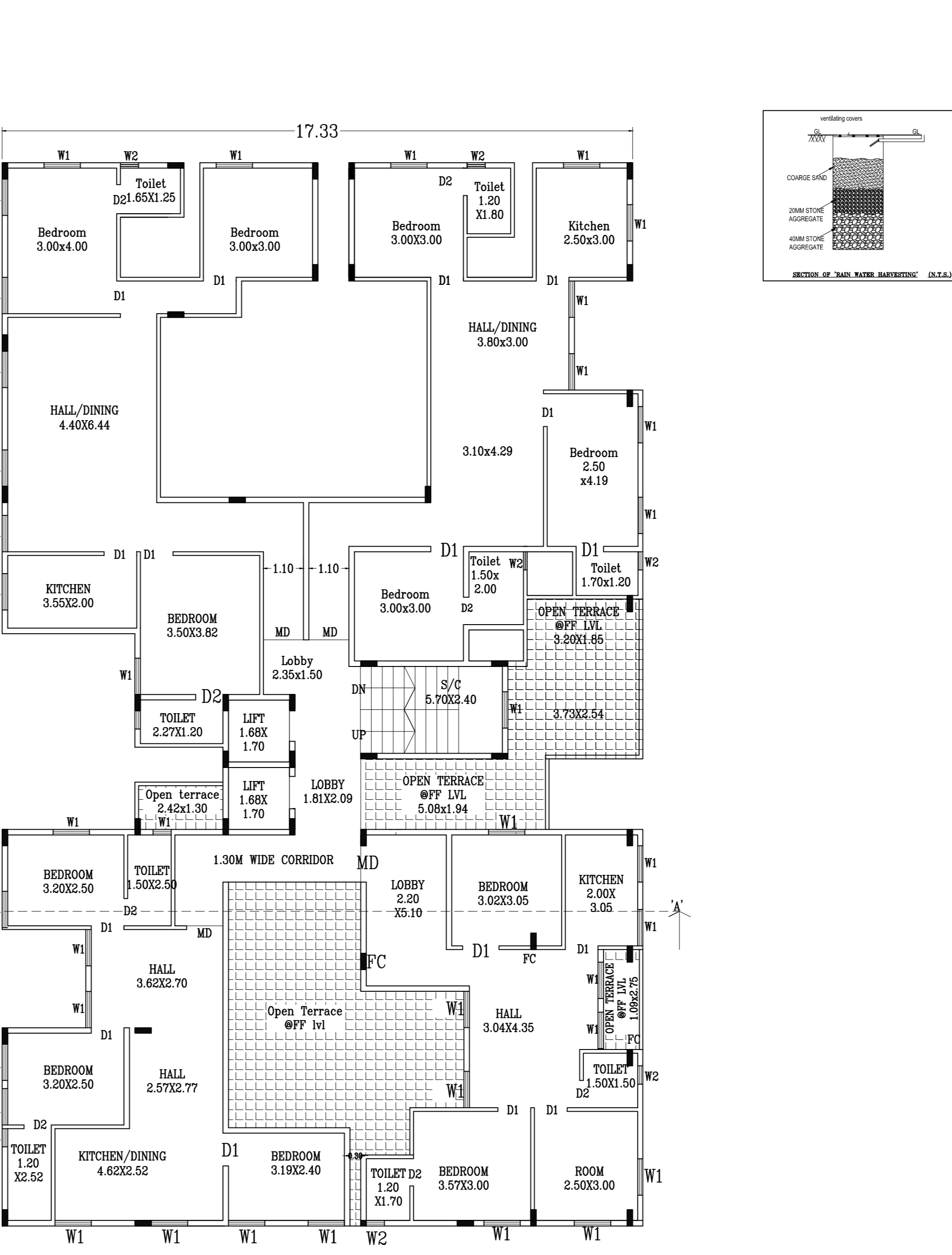
Approval Condition:
 The Plan Sanction is issued subject to the following conditions:
 1. The sanction is accorded for:
 a) Consisting of BASEMENT-GF-3/F
 2. The sanction is accorded for Residential Apartment only. The use of the building shall not deviate to any other use.
 3. Car Parking reserved in the plan should not be covered for any other purpose.
 4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid by BVSSB and BESCOM if any.
 5. Necessary ducts for running telephone cables, cables 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 ensure that all workers involved in the construction work against any accident/unfortunate incidents arising during the time of construction.
 8. The applicant shall not stock building materials/roofs on top of or on roads or on drains. The debris shall be removed and transported to near by 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 as per the bye-law No. 29.
 10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C. (E.C.D) code regulations as considered necessary.
 11. 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 Bye-law No.29.
 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. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
 14. Licenses 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.
 15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed to the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
 16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule VI (Bye-law No. 3) under sub section (1) (a) to (i).
 17. The building shall be constructed under the supervision of a registered structural engineer.
 18. On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "OCCUPANCY CERTIFICATE" shall be obtained.
 19. 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.
 20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 21. Drinking water supplied by BVSSB should not be used for the construction activity of the building.
 22. 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 No. 29a.
 23. The building shall be designed and constructed according to 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.
 24. The applicant should provide solar water heaters as per 17 of Bye-law No. 29 for the building.
 25. Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building Bye-laws 2003 shall be ensured.
 26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide No. 23, 24, 25 & 26 are provided in the building.
 28. The applicant shall ensure that no reconstruction is carried out by the neighbors 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 and shall not be undertaken during the hours and early morning hours.
 29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit - K capacity installed on site as per disposal / disposal / disposal for Residential units of 20 and above and 2000 Sgm and above built up area for Commercial building.
 30. The structure 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 super structure for the safety of the structure as well as neighboring property, public roads and topsoils, and besides ensuring safety of the structure and its contents.
 31. Sufficient two wheel 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 approved from the Competent Authority if necessary.
 33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency 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 be renewed if the permission issued once in two years.
 34. The Owner / Association of high-rise building shall get the building inspected by empowered agencies of the Karnataka Fire and Emergency Department to ensure that the equipment installed are in good serviceable condition, and as certified to have effect shall be submitted to the Corporation and Fire Force Department every year.
 35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectors every two years with due inspection by the department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BBMP and shall get the renewal of the permission issued once in two years.
 36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building once before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
 37. The Builder / Contractor / Professional responsible for supervision of work shall not shall materially and structurally deviate the construction plan without previous approval of the authority. They shall explain to the owner's 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.
 38. The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
 39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be maintained and reserved as per Development Plan issued by the Bangalore Development Authority.
 40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
 41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
 42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
 43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 44. The Applicant / Owner / Developer shall plant one tree for 4 sq.m measuring 180 Sgm up to 240 Sgm to minimum of two trees for sites measuring with more than 240 Sgm. One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unidwelling plan.
 45. In case of any late information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
 46. Also see, building license for special conditions, if any.
 Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing/Housing) Letter No. LD/95/LE/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 on 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 labor 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 is a must.
 5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
 6. In case of the documents submitted in respect of property in question to four file or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.



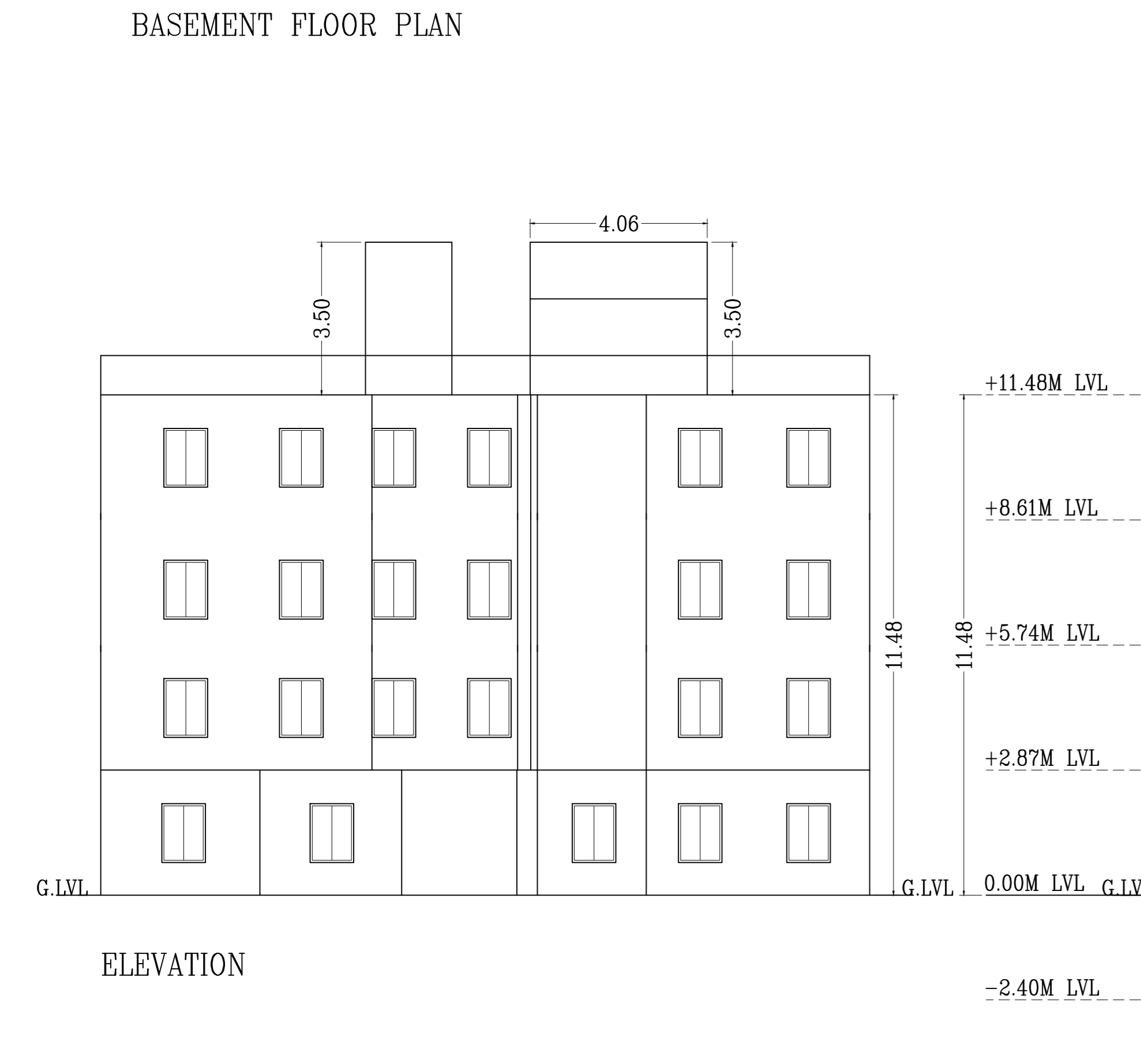
BASEMENT FLOOR PLAN



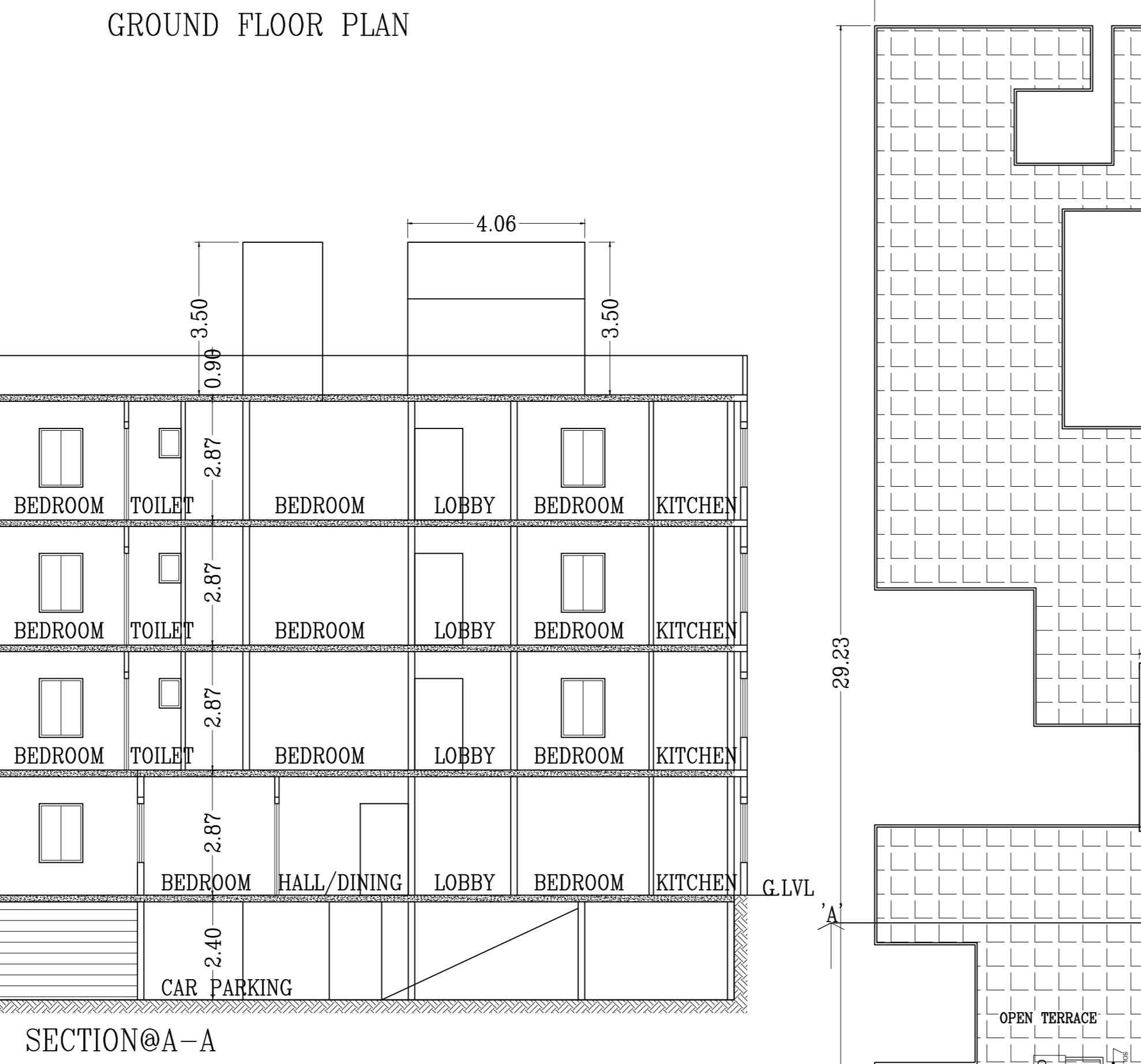
GROUND FLOOR PLAN



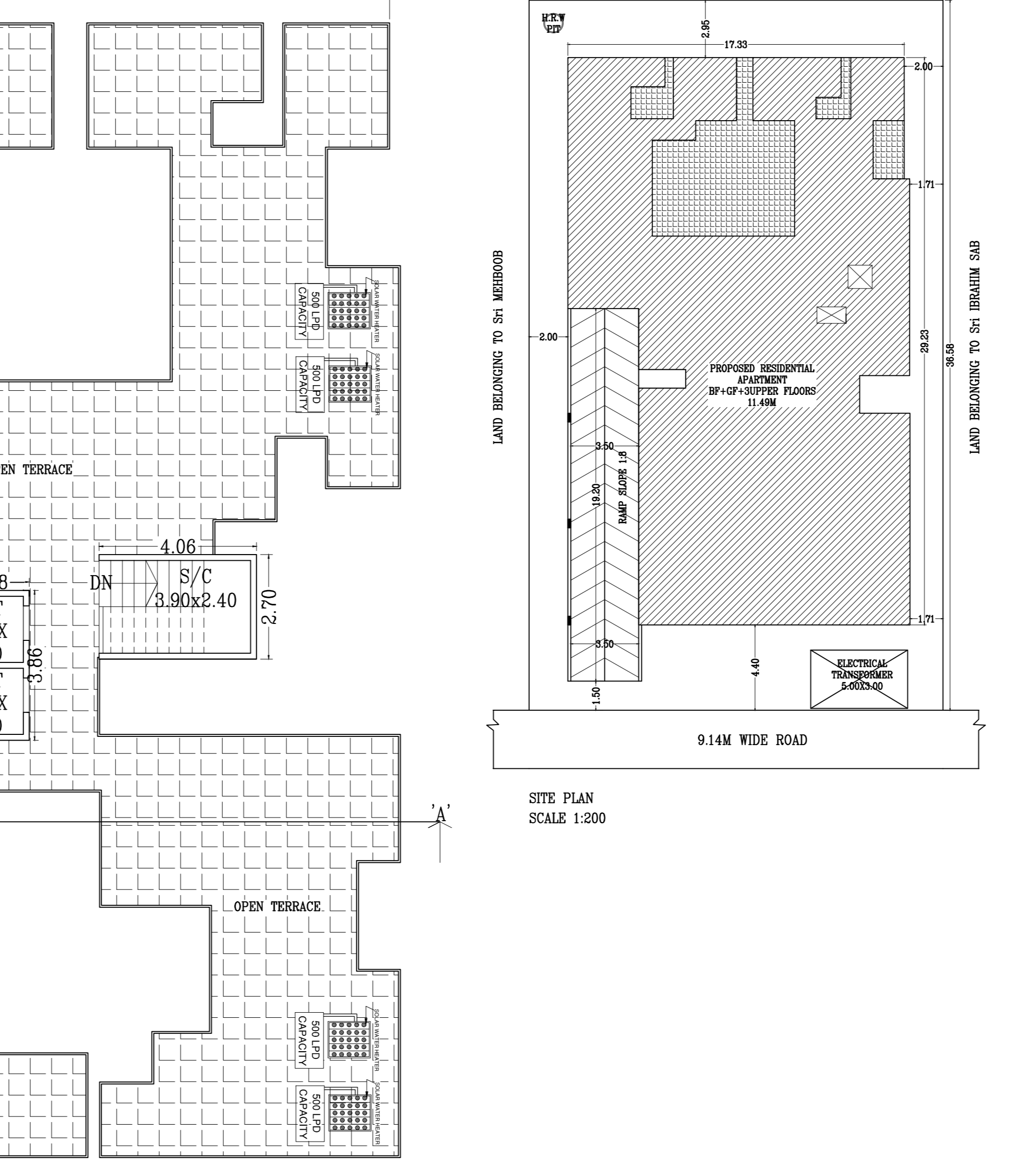
TYPICAL FLOOR PLAN FIRST, SECOND & THIRD FLOOR



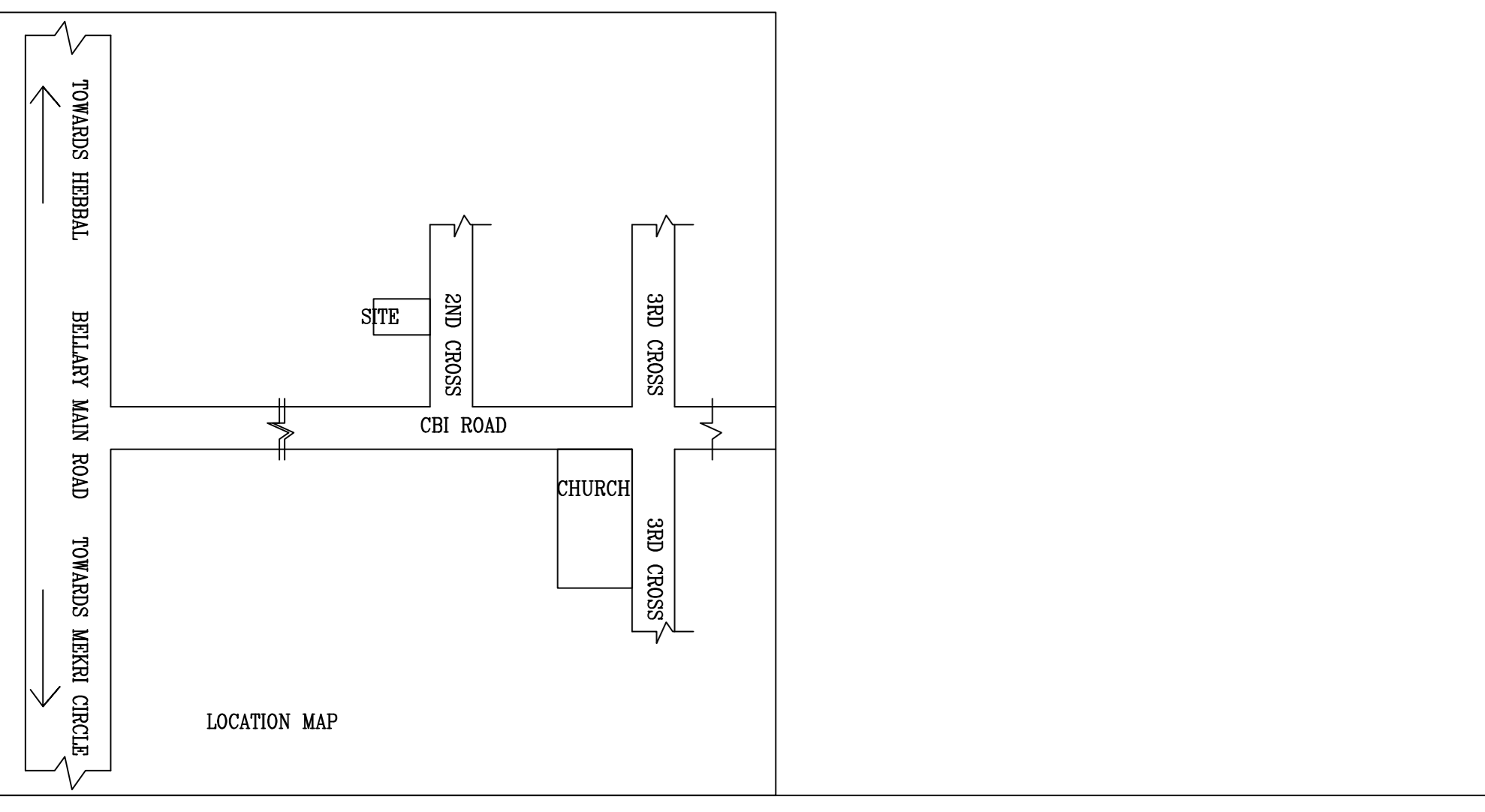
ELEVATION



SECTION A-A



TERRACE FLOOR PLAN



LOCATION MAP

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Apartment	Blgd upto 115 M HC	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RES)	Residential	Apartment	Blgd upto 115 M HC	R

Vehicle Type	No.	Reqd. Area (Sq.m)	Achieved Area (Sq.m)
Car	16	220.00	18
Visitor's Car Parking	2	27.00	0
Total Car	18	247.50	18
TwoWheeler	-	27.50	0
Other Parking	-	-	275.00
Total	-	-	466.54

Block	No. of Same Bldg	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tent (No.)					
A (RES)	1	1984.88	56.87	28.55	7.53	2.78	67.20	466.74	1355.21	1355.21	16
Grand Total	1	1984.88	56.87	28.55	7.53	2.78	67.20	466.74	1355.21	1355.21	16

Floor Name	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tent (No.)
Terrace Floor	18.46	10.95	0.00	7.53	0.00
Third Floor	353.17	10.13	5.71	0.00	0.00
Second Floor	353.17	10.13	5.71	0.00	0.00
First Floor	353.17	10.13	5.71	0.00	0.00
Ground Floor	350.18	10.13	5.71	0.00	2.78
Basement Floor	516.73	5.40	5.71	0.00	67.20
Total	1984.88	56.87	28.55	7.53	2.78
Total	1984.88	56.87	28.55	7.53	2.78
Total	1984.88	56.87	28.55	7.53	2.78

FLOOR	Name	Uplift/A Type	Uplift/A Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	G1	FLAT	84.91	84.91	7	7
FLOOR PLAN	G2	FLAT	77.11	77.11	8	8
	G3	FLAT	49.52	49.52	5	5
	G4	FLAT	97.82	97.82	7	7
TYPICAL - 1, 2, 3 FLOOR PLAN	FF_003	FLAT	64.41	64.41	7	7
	FF_004	FLAT	60.29	60.29	6	6
	FF_001	FLAT	84.91	84.91	7	7
	FF_002	FLAT	77.11	77.11	8	8
Total	-	-	1129.54	1129.54	112	16

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
 M INGLOR CONSTRUCTIONS AND PROPERTY DEVELOPERS
 Rep by Managing Partner
 M SAIF NAYEM 1118,
 1st block HBR LAYOUT, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
 R. Viswanath
 BCOBLS 3.85.20.1938.09
 No. 29, 2nd main road, 1st Silk Sism, Beasavenegud, BANGALORE.

PROJECT TITLE
 PROPOSED RESIDENTIAL APARTMENT BUILDING @BBMP Kaha No 401,
 10TH CROSS GANAGAGARA NORTH,
 BANGALORE WARD No. 20 PID No. 98-33-401.

DRAWING TITLE : SANCTION PLAN

SHEET NO : 1

SANCTIONING AUTHORITY : The approval of Building plan / Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

EAST