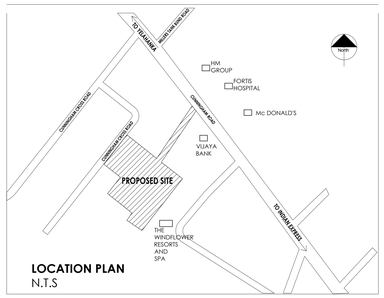


LOCATION PLAN
N.T.S

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (COMMERCIAL)	Commercial	Commercial Bldg	>0	50	17328.04	1	347	-
	Total :		-	-	-	-	347	232

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL)	Commercial	Commercial Bldg	Highrise	C3

FAR & Tenement Details (Table 4c-1)

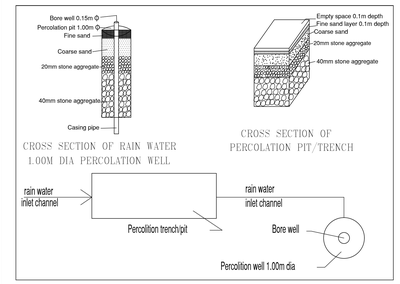
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Lift Machine	Void	Ramp	Parking	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
A (COMMERCIAL)	1	27865.73	176.52	27689.21	462.90	76.50	1966.55	648.00	7206.98	17328.27	17328.27
Grand Total	1	27865.73	176.52	27689.21	462.90	76.50	1966.55	648.00	7206.98	17328.27	17328.27

NOC Details

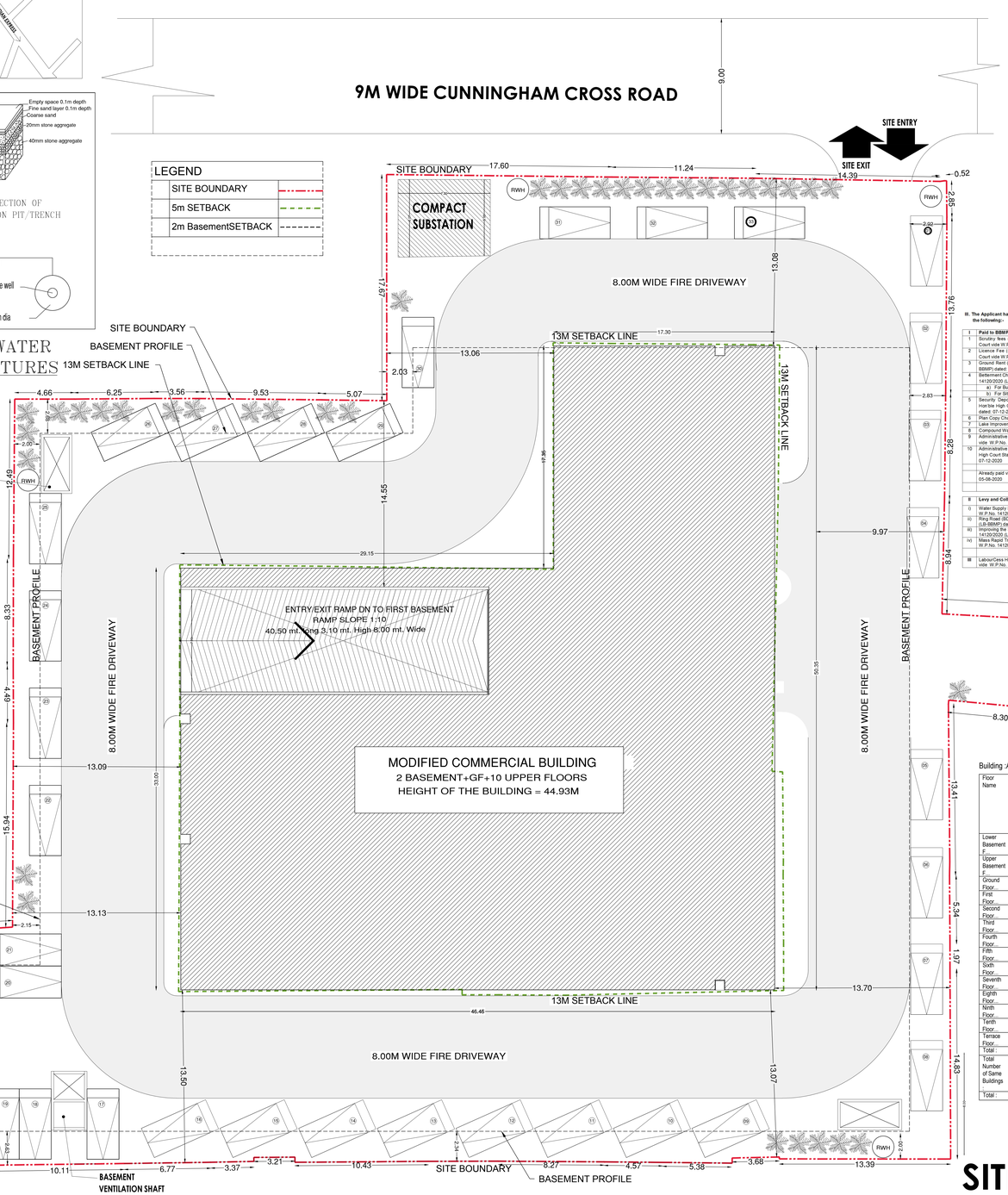
Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GBC(1)/195, Docket No. KSFES/NOC/140/2020, dated: 27-07-2020,	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	BIAL/SOU/TH/E0/336620/451-34, dated: 23-04-2020	
3	KSPCB	CTE-320471 PCB ID: 98873, dated: 01-10-2020	
4	BWSSB	No. BWSSB/NOC/2020-6-93-0816024439991, dated: 01-09-2020	
5	SEIAA	No. SEIAA/90/CON/2020, dated: 04-09-2020	

9M WIDE CUNNINGHAM CROSS ROAD

LEGEND
- SITE BOUNDARY
- 5m SETBACK
- 2m BasementSETBACK



DETAILS OF RAIN WATER HARVESTING STRUCTURES



III. The Applicant has paid the fees vide Transaction No\1905469707 , dated: 28-12-2020 for the following:-

I	**Paid to BBMP**	
1	Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No. 14120/2020 (LB-BBMP) dated: 07-12-2020	8,35,809-00
2	Licence Fee (50% payment as per order of the Hon'ble High Court vide W.P.No. 14120/2020 (LB-BBMP) dated: 07-12-2020	1,67,16,183-00
3	Ground Rent (High Court Stay vide W.P.No. 14120/2020 (LB-BBMP) dated: 07-12-2020	00-00
4	Betterment Charges (High Court Stay vide W.P.No. 14120/2020 (LB-BBMP) dated: 07-12-2020	
	a) For Building	00-00
	b) For Site	00-00
5	Security Deposit (Rs. 25/Sqm payment as per order of the Hon'ble High Court Stay vide WP No. 14120/2020 (LB-BBMP) dated: 07-12-2020	6,92,263-00
6	Plan Copy Charges	86,000-00
7	Lake Improvement Charges	1,46,105-00
8	Compound Wall Charges	10,000-00
9	Administrative Charges (1% Labour Cess) High Court Stay vide W.P.No. 14120/2020 (LB-BBMP) dated: 07-12-2020	00-00
10	Administrative Charges (5% of collecting Levy and Surcharges) High Court Stay vide W.P.No. 14120/2020 (LB-BBMP) dated: 07-12-2020	00-00
	Total	**1,84,86,358-00**
	Already paid vide Receipt NO. BBMP/8671/CH/20-21, dated: 05-08-2020	**1,93,599-00**
	Total - I	**1,82,92,759-00**

II	**Levy and Collection of Cess and Surcharges**	
i)	Water Supply Scheme (BWSSB) High Court Stay vide W.P.No. 14120/2020 (LB-BBMP) dated: 07-12-2020	00-00
ii)	Ring Road (BDA) High Court Stay vide W.P.No. 14120/2020 (LB-BBMP) dated: 07-12-2020	00-00
iii)	Improving the Slums (KSCB) High Court Stay vide W.P.No. 14120/2020 (LB-BBMP) dated: 07-12-2020	00-00
iv)	Mass Rapid Transfort System (BDA) High Court Stay vide W.P.No. 14120/2020 (LB-BBMP) dated: 07-12-2020	00-00
	Total	00-00
III	LabourCess High Court Stay vide WP No. High Court Stay vide W.P.No. 14120/2020 (LB-BBMP) dated: 07-12-2020	1,000-00

Building :A (COMMERCIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Lift Machine	Void	Ramp	Parking	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
Lower Basement F...	4060.17	0.00	4060.17	16.85	0.00	91.95	324.00	3612.05	15.32	15.32
Upper Basement F...	4055.01	0.00	4055.01	16.85	0.00	97.97	324.00	3594.93	21.25	21.25
Ground Floor...	1415.75	10.72	1405.03	46.70	0.00	232.89	0.00	0.00	1125.44	1125.44
First Floor...	1825.83	16.58	1809.25	38.25	0.00	271.74	0.00	0.00	1499.26	1499.26
Second Floor...	1825.83	16.58	1809.25	38.25	0.00	113.06	0.00	0.00	1657.94	1657.94
Third Floor...	1825.83	16.58	1809.25	38.25	0.00	113.06	0.00	0.00	1657.94	1657.94
Fourth Floor...	1825.83	16.58	1809.25	38.25	0.00	113.06	0.00	0.00	1657.94	1657.94
Fifth Floor...	1825.83	16.58	1809.25	38.25	0.00	240.29	0.00	0.00	1530.71	1530.71
Sixth Floor...	1825.83	16.58	1809.25	38.25	0.00	113.06	0.00	0.00	1657.94	1657.94
Seventh Floor...	1825.83	16.58	1809.25	38.25	0.00	113.06	0.00	0.00	1657.94	1657.94
Eighth Floor...	1825.83	16.58	1809.25	38.25	0.00	240.29	0.00	0.00	1530.71	1530.71
Ninth Floor...	1825.83	16.58	1809.25	38.25	0.00	113.06	0.00	0.00	1657.94	1657.94
Tenth Floor...	1825.83	16.58	1809.25	38.25	0.00	113.06	0.00	0.00	1657.94	1657.94
Terrace Floor...	38.25	0.00	38.25	0.00	76.50	0.00	0.00	0.00	0.00	0.00
Total :	27827.47	176.52	27650.95	462.90	76.50	1966.55	648.00	7206.98	17328.27	17328.27
Total Number of Same Buildings	1									
Total :	27827.47	176.52	27650.95	462.90	76.50	1966.55	648.00	7206.98	17328.27	17328.27

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	D1	0.90	2.40	56
A (COMMERCIAL)	FD2	0.90	2.40	02
A (COMMERCIAL)	FD3	1.20	2.40	02
A (COMMERCIAL)	FD5	2.50	2.40	11
Total :	-	-	-	71

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	W2	1.80	1.20	01
Total :	-	-	-	01

UnitBUA Table for Building :A (COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
LOWER BASEMENT FLOOR PLAN	1	OFFICE	4.51	4.51	0	3
	3	OFFICE	5.34	5.34	0	
	4	OFFICE	5.33	5.33	0	
UPPER BASEMENT FLOOR PLAN	FIRE TOWER	OFFICE	21.02	21.02	0	1
GROUND FLOOR PLAN	Lift	OFFICE	1119.77	936.37	6	1
FIRST FLOOR PLAN	FF	OFFICE	1483.33	1257.09	5	1
TYPICAL - 2, 3, 4, 6, 7, 9& 10 FLOOR PLAN	15	OFFICE	1657.74	1424.85	7	7
TYPICAL - 5& 8 FLOOR PLAN	16	OFFICE	1530.51	1473.72	7	2
Total :	-	-	17304.50	15151.06	74	15

BBMP/Addl.Dir/JD North/0022/2020-21
BBMP/Addl.Dir/JD North/0079/2013-14 (Modified Plan)

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Commercial Building at Khata No. 8/3, PID No. 37, SRT Road, Vasanthanagar, Ward No. 110, East Zone, Bengaluru
   a) Consisting of 2BF+GF+10 UF (Ten Upper Floors only)
2. Sanction is accorded for Commercial **use** only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area 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 main has to be paid to BWSSB and BESCOM if any.
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 / untoward 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 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 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 3.65 m in the basement for installation of telecom equipment and also to make provisions 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. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-B (e) to (k).
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 columnar structure before erecting the columns "COMMENCEMENT 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 BWSSB 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 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 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 / servants / 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 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. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the required capacity **Recycling processing unit** required 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 highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the 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 installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that 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 Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note(i) of Building Bye-law-2003.
38. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior 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.
39. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. 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.
40. The Applicant / Owner / Developer shall abide by the collection of solid waste and segregation as per solid waste management bye-law 2016.
41. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
42. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan
43. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.
44. If the interim order stayed in W.P.No. 14120/2020 (LB-BBMP), Dated: 07-12-2020 are gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court and also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is sworn in the Indemnity Bond submitted to this office
45. 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 (Hosadaagi 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.

SCALE 1:150

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.8 VERSION DATE: 18/08/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Commercial
Inward_No: BBMP/Addl.Dir/JDNORTH/0022/20-21	Plot SubUse: Commercial Bldg
Application Type: General	Land Use Zone: Commercial (Business)
Proposal Type: Building Permission	Plot/Sub Plot No.: 78-61-37
Nature of Sanction: New	City Survey No.:78-61-37
Location: Ring-I	Khata No. (As per Khata Extract): 78-61-37
Building Line Specified as per Z.R: N/A	Locality / Street of the property: 37 S R T ROAD, BANGALORE
Zone: East	North: PLOT NO - Private Property of Purchaser
Ward: Ward-078	South: PLOT NO - Pvt Property
Planning District:104-Vasantnagar	East: PLOT NO - Property owned by the Purchaser West: ROAD WIDTH - 18.50

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	5844.18
Deductions for Net Plot Area		
Road Widening Area		24.65
Total		24.65
NET AREA OF PLOT	(A-Deductions)	5819.53
COVERAGE CHECK		
Permissible Coverage area (45.00 %)		2618.79
Proposed Coverage Area (24.14 %)		1405.03
Achieved Net coverage area (24.14 %)		1405.03
Balance coverage area left (20.86 %)		1213.76
FAR CHECK		
F.A.R. as per zoning regulation 2015 (2.50)		14610.44
Additional F.A.R within Ring I and II (-)		0.00
Plot within 150 Mt radius of Metro station (-)		0.00
Allowable TDR Area (60% of Perm.FAR or Yeilded by TDR (whichever is less))		0.00
Premium FAR for Plot within Impact Zone (3.5)		20454.61
Total Perm. FAR area (3.5)		3.5
Commercial FAR (100.00 %)		17328.04
Proposed FAR Area		17328.04
Achieved Net FAR Area (2.97)		17328.04
Balance FAR Area (-0.47)		-2717.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		27650.95
Substructure Area Add in BUA (Layout Lvl)		39.51
Achieved BuiltUp Area		27690.47

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s.MDAS DEVELOPERS, Rep.By its Managing Partner Satish P Chandra No.5, Mantri Altius 17 Cubbon Road, Behind Income Tax Office

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Girish D No.26, Bhuderi nilaya, 2nd main road, kalyananagar. No.26, Bhuderi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
Proposed Commercial Building AT 37, Khata No. 8/3, PID No. 37, SRT Road, Vasanthanagar, Ward No. 110, East Zone,Cunningham Road, Bengaluru.

DRAWING TITLE : SITE PLAN, LOCATION PLAN & RWH DETAILS

SHEET NO : 1

The plans are approved in accordance with the acceptance for approval by the Commissioner (BBMP) on date 10/11/2020 vide lp number: BBMP/Addl.Dir/JD NORTH/0022/20-21 subject to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

Name : B MANJESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 10-Feb-2021 11: 35:20

NORTH

SITE PLAN