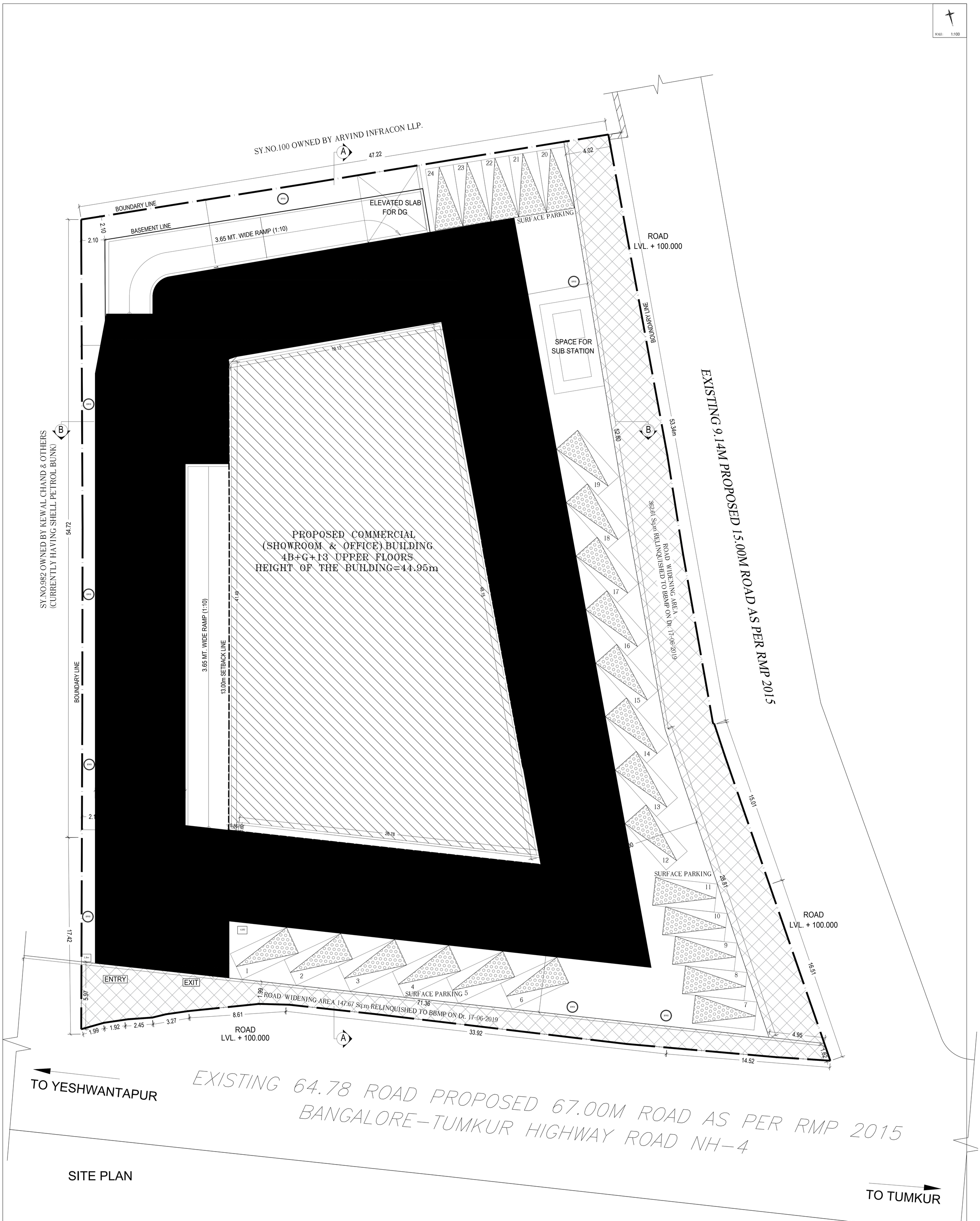

SITE PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Commercial Building at 339 , NH 4 Tumukur Road, Bangalore.
a).Consist of 4Basement + 1Ground + 13 only.
2.Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
3.8602.47 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 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 3.65 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.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 - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19.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.
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.
28.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.
29.The applicant shall ensure that no inconvenience is caused to 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 to avoid hindrance during late hours and early morning 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 ----- 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).
31.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 neighboring property, public roads and footpaths, and besides ensuring safety of workman 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.The Owner / Association of high-rise building shall obtain clearance certificate from Fire Forece 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.
35.The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Fire Forece Department to ensure that the equipment's 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.
36. The Owner / Association of high-rise 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.
37.The Owner / Association of the high-rise 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 o f
fire hazards
38.Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.

39.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned 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.

40.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned 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.

41.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 (HosadaagiHoodike) 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 o f 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.

SL NO	Name of Statutory department	Reference number and date	Conditions imposed
1.	Fire service department	KSFES/GBC(1)/830, DOCKET NO. KSFES/NOC/152/2018 DATED: 11-01-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2.	Airport Authority of India	JAKK/SOUTH/B/120618/353501, DATED: 07-01-2019	
3.	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-III/DCE(M)-II/TA(M)-II/9092/2018-19 DATED: 12-03-2019	
4.	SEIAA	SEIAA 04 CON 2019 DATED: 27-03-2019	
5.	KSPCB	CTE-312735, PCB ID 75276 DATED: 18-05-2019	
6.	BSNL	AGM(TP/S-6/Vol-78/2018-19/6, DATED:13-12-2018	
7.	BESCOM	EEE/PD/AEE(O)/AE(T)/F-30/4460 DATED: 22-12-2018	

42. Before obtaining Commencement certificate to the building, the applicant shall submit to BBMP, the modified conversion order for commercial (show room/ office), issued by D.C Bengaluru District.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9 VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Commercial	
Inward_No: BBMP/Addl.Dir/JD NORTH/0056/18-19	Plot SubUse: Professional Office	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 339	
Nature of Sanction: New	City Survey No.: 98/3	
Location: Ring-III	Khata No. (As per Khata Extract): 339	
Building Line Specified as per Z.R: NA	Locality / Street of the property: NH 4 Tumukur Road	
Zone: Dasarahalli		
Ward: Ward-039		
Planning District: 303-Makali		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4139.84
Deduction for NetPlot Area		
Road Widening Area		510.28
Total		510.28
NET AREA OF PLOT	(A-Deductions)	3629.55
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		1996.26
Proposed Coverage Area (27.23 %)		988.31
Achieved Net coverage area (27.23 %)		988.31
Balance coverage area left (27.77 %)		1007.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		13454.46
Additional F.A.R within Ring I and II (for amalgamated plot)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Allowable max. F.A.R Plot within 150 Mt radius of Metro station (-)		0.00
Total Perm. FAR area (3.25)		13454.46
Commercial FAR (99.74%)		13407.94
Proposed FAR Area		13443.28
Achieved Net FAR Area (3.25)		13443.28
Balance FAR Area (0.00)		11.18
BUILT UP AREA CHECK		
Proposed BuiltUp Area		21475.36
Substructure Area Add in BUA (Layout Lvl)		25.48
Achieved BuiltUp Area		21500.83

Approval Date : 05/04/2019 12:36:28 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/7797/CH/18-19	BBMP/7797/CH/18-19	162323.11	Online	7971621983	01/31/2019 2:20:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			162323.11	-	
2	BBMP/1884/CH/19-20	BBMP/1884/CH/19-20	12425000	Online	8581945345	06/13/2019	
	No.	Head			Amount (INR)	Remark	
	1.	Security Deposit			2150083.00		
	2.	Lake Rejuvenation Cess			103496.00		
	3.	Administrative charges			32955.00		
	4.	License fee			4867358.00		
	5.	Scrutiny fee			243368.00		
	6.	Compound wall charges			149000.00		
	7.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Building			215008.00		
	8.	Ground Rent			4512736.00		
	9.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Site			310488.00		
	BBMP/1885/CH/19-20		3263000	RTGS HDFCR52019061282192321		06/12/2019	
	No.	Head			Amount (INR)	Remark	
	1.	Labour Cess amount			3263000		

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (ARVIND SMARTSPACE LTD)	Commercial	Professional Office	Highrise	C1

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (ARVIND SMARTSPACE LTD)	Commercial	Professional Office	> 0	50	13407.94	1	268	-
	Total :		-	-	-	-	268	276

Parking Check (Table 7b)

Vehicle Type			Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	268	3685.00	152	2090.00
Mech.Car	-	-	124	1705.00
Total Car		3685.00	276	3795.00
TwoWheeler	-	371.25	0	0.00
Other Parking	-		-	4807.47
Total		4056.25		8602.47

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
			StairCase	Lift	Lift Machine	Void	SubStructure	Parking	Commercial	Stair	
A (ARVIND SMARTSPACE LTD)		21475.35	96.78	235.05	6.53	347.74	70.62		13407.94	35.34	
Grand Total:		21475.35		235.05		347.74		6563.73	13407.94	35.34	13443.29

Block :A (ARVIND SMARTSPACE LTD)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
		StairCase	Lift	Lift Machine		Substructure		Commercial	Stair	
Terrace Floor	103.31	96.78	0.00	6.53	0.00	0.00	0.00	0.00	0.00	0.00
Thirteenth Floor	1004.18		15.67	0.00	15.05	4.83		968.63	0.00	
Twelfth Floor	1004.18	0.00	15.67	0.00	15.05	4.83	0.00	968.63	0.00	968.63
Eleventh Floor	1004.19	0.00	15.67	0.00	15.05	4.83	0.00	968.64	0.00	968.64
Tenth Floor	1004.19	0.00	15.67	0.00	15.05	4.83		968.64	0.00	968.64
Ninth Floor	1004.18	0.00	15.67	0.00	15.05	4.83	0.00	968.63	0.00	968.63
Eighth Floor	1004.18	0.00	15.67	0.00	15.05	4.83		968.63	0.00	968.63
Seventh Floor	1004.18	0.00	15.67	0.00	15.05	4.83			0.00	968.63
Sixth Floor	1004.19		15.67	0.00	100.71	4.83	0.00	882.98	0.00	882.98
	1004.19	0.00	15.67	0.00	15.05	4.83		968.64	0.00	968.64
Fourth Floor	1004.15	0.00	15.67	0.00	15.05	4.83	0.00	968.60	0.00	968.60
Third Floor	1004.19	0.00	15.67		15.05		0.00	968.64	0.00	968.64
Second Floor	1004.19	0.00	15.67		15.05	4.83	0.00	968.64	0.00	
First Floor	1004.19	0.00	15.67	0.00	66.43	4.83	0.00	917.26	0.00	917.26
Ground Floor	988.31	0.00	15.67	0.00	15.05	4.83	0.00	952.76	0.00	952.76
Basement First Floor	1829.93	0.00	15.67	0.00	0.00	3.00	1778.92	0.00	35.34	35.34
Basement Second Floor	1833.14	0.00	0.00	0.00	0.00	0.00	1594.94	0.00	0.00	0.00
Basement Third Floor	1833.14	0.00	0.00	0.00	0.00	0.00	1594.94	0.00	0.00	0.00
Basement Fourth Floor	1833.14	0.00	0.00	0.00	0.00	0.00	1594.93	0.00	0.00	0.00
Total:	21475.36	96.78	235.05	6.53	347.74	70.62	6563.73	13407.94		13443.29
Total:	21475.36	96.78		6.53	347.74	70.62	6563.73	13407.94	35.34	13443.29

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Arvind Smart Spaces Limited Rep. By Deepak Manchanda # 24, Government Servent Society, Near Muncipal, Market, Off. C G Road, Navrangpura

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Thammaiah G.R # 1, Palace View , 3rd Floor V.S.Raju Road, Kumara Park West
BCC/BL-3.6E-4165/2016-17

The plans are approved in accordance with the acceptance for approval by the Commissioner BBMP (NORTH) on date: 04/05/2019 vide lp number: BBMP/Addl.Dir/JD NORTH/0056/18-19 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 R MUDDARAJU
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE.
Date : 29-Jun-2019 14: 50:43

NORTH

PROJECT TITLE :
PLAN SHOWING PROPOSED COMMERCIAL (SHOWROOM & OFFICE) BUILDING PLAN
AT KATHA NO - 339, SY NO - 98/3, WARD NO.39 NAGASANDRA VILLAGE, YESHWANTHAPURA HOBLI, BANGALORE NORTH TALUK,BANGALORE.

DRAWING TITLE : SITE PLAN

SHEET NO : 1

UserDefinedMetric (900.00 x 1600.00MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer