

Approval Condition:
This Plan Sanction is issued subject to the following conditions:
1. The sanction is accorded for:
a) Construction of Block - AA (BB) Wing - AA-1 (BB) Consisting of BEMGT, GF+2UP.
2. The sanction is accorded for Plot Area development (A) only. The use of the building shall not deviate to any other use.
3. Sanction reserved in the plan should not be converted for any other purpose.
4. Development charges towards the capacity of water supply, sanitary and power main has to be paid to BWSSB and BECOMM if any.
5. Necessary ducts for running telephone cables, cables and ground level for postal services a 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 removed after the construction.
7. The applicant shall ensure 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 respaced 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.C. & 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 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. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approval 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 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 - II (Bye-law No. 10) under sub-section (1)(a) (iv) (b).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footing before erection of walls and columns in the case of columnar structure before erecting the columns "COMPLETION 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 20(a).
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 rain water harvesters as per table 17 of Bye-law No. 20 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye-law - 31) of Building Bye-law 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 bye-laws No. 24, 24-A, 25 & 26 are provided in the building.
28. 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 nuisance 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 Recycling processing unit - 12 capacity installed at site for its use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial buildings).
30. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of construction 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 workmen 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 high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department. They shall also inspect by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and the Karnataka Fire and Emergency 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 the Fire Department every year.
34. 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 installations in the building. The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in two years.
35. The Owner / Association of high-rise building shall conduct two mock - drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
36. 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 as to the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Standing Regulations, Standing Orders and Policy Orders of the BBMP.
37. 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 as to the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Standing 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 (Granting 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 and Surface Parking area shall be sanctioned and measured as per Development Plan issued by the Bangalore Development Authority. 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.
40. The Applicant / Owner / Developer shall submit the collection of solid waste and its segregation as per solid waste management bye-law 2016.
41. The Applicant / Owner / Developer shall make necessary provision to charge electrical vehicles.
42. The Applicant / Owner / Developer shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for all areas measuring 100 Sqm up to 240 Sqm & minimum of two trees for areas measuring more than 240 Sqm. (1) One tree for every 240 Sqm of the FAR area, part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
44. In case of any site information, representation of facts, or pending court cases, the plan sanction is deemed cancelled.
45. Also see, building license for special conditions, if any.
46. Special Condition as per Labour Department of Government of Karnataka vide ADEENJUM (Hosahanga Hoodla) Letter No. LD95LET/013, dated: 01-04-2013.

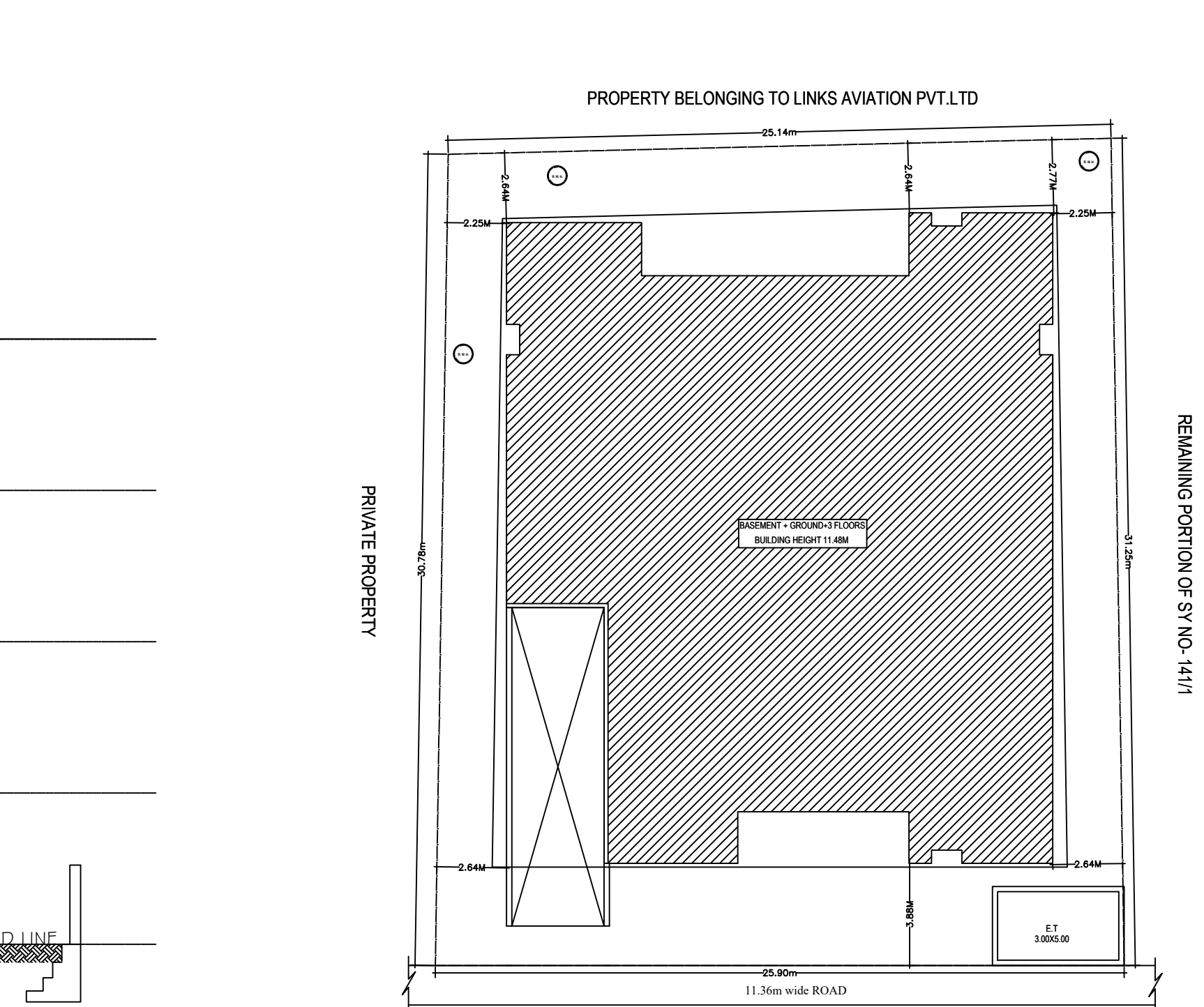
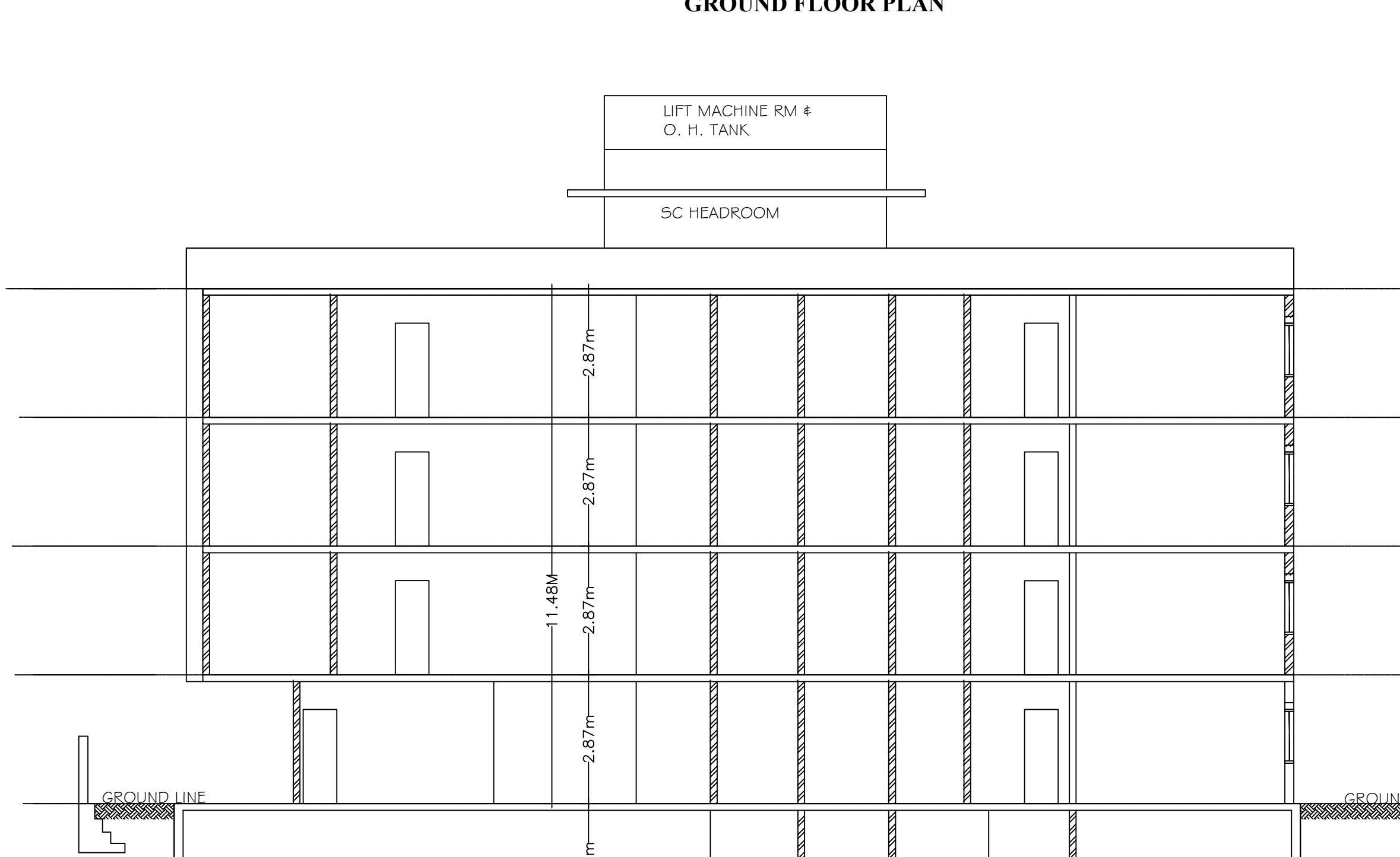
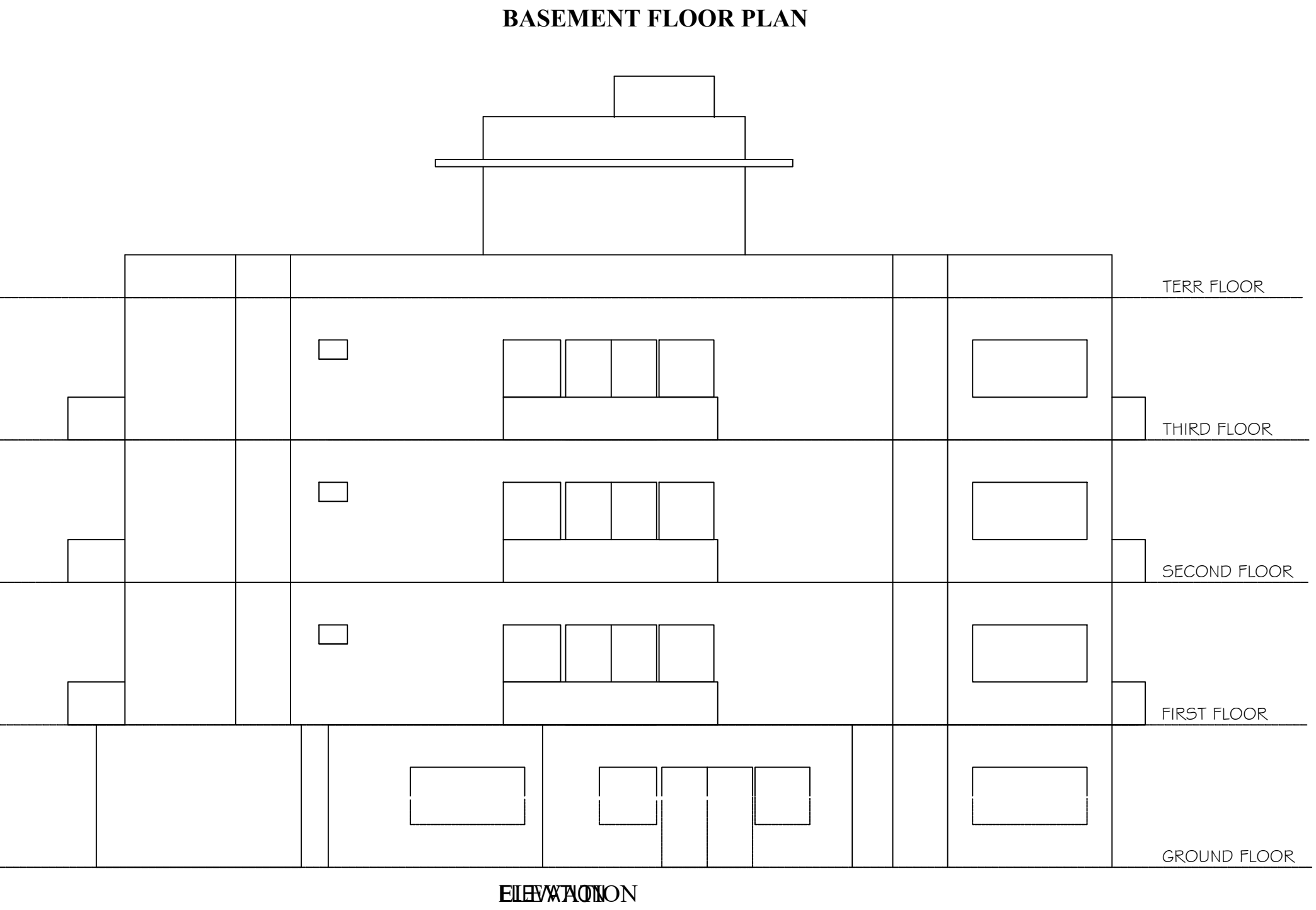
AREA STATEMENT (BBMP) VERSION NO: 1.0.15
PROJECT DATE: 06/09/2020

| PROJECT DETAILS | VERSION DATE: 06/09/2020 |
|---|--|
| Authority: BBMP | Plot Use: Residential |
| Inward No: BBMP/Est/EST/04/14/20-21 | Plot SubUse: Plotted Residential |
| Application Type: General | Land Use Zone: Residential (Main) |
| Proposed Type: Building/Permit | Plot Sub-Plot No.: 7/11 |
| Nature of Sanction: NEW | PID No.: As per KMAH Extract: 83-108-71-1 |
| Location: RING-II | Locality / Street of the property: VARTHUR ROAD, NAGAVARA PALYA, C V RAMAN NAGAR |
| Building Line Specified as per Z.R. NA | C.V RAMAN NAGAR |
| Zone: East | |
| Year: 2020/21 | |
| Planning District: 23-C.V. Raman Nagar | |
| Area Details: | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) |
| NET AREA OF PLOT | 791.39 |
| COVERED AREA | |
| Permissible Coverage area (80.00 %) | 514.41 |
| Proposed Coverage Area (84.88 %) | 434.32 |
| Achieved Net coverage area (84.88 %) | 434.32 |
| Balance coverage area (HT) (10.12 %) | 80.09 |
| FAR CHECK | |
| Permissible F.A.R. as per zoning regulation 2015 (2.25) | 1780.64 |
| Actual F.A.R. within Ring I and II (for unamalgamated plot -) | 0.00 |
| Allowable F.A.R. Area (50% of Perm FAR) | 0.00 |
| Premium FAR for Plotted (Zone C-1) | 0.00 |
| Total Perm. FAR Area (2.25) | 1780.64 |
| Residential FAR (100.00%) | 1660.51 |
| Proposed FAR Area | 1660.51 |
| Achieved Net FAR Area (1.0) | 1660.51 |
| Subvented FAR Area (0.15) | 120.13 |
| BUILD UP AREA CHECK | |
| Proposed BuildUp Area | 2556.62 |
| Subvented Area Add in BUA (Layout LVI) | 0.21 |
| Achieved BuildUp Area | 2556.63 |

Approval Date : 09/15/2020 13:20 PM

Payment Details

| S.No. | Challan Number | Receipt Number | Amount (INR) | Payment Mode | Transaction Number | Payment Date | Remark |
|-------|--------------------|--------------------|--------------|--------------|--------------------|--------------|-------------|
| 1 | BBMP/16838/CH20-21 | BBMP/16838/CH20-21 | 8996 | Online | 09942200779 | 06/24/2020 | 11:29:09 AM |
| | | | Head | | Amount (INR) | | |
| | | | | | 8996 | | |
| | | | | | Sundry Fee | | |



Block USE/SUBUSE Details

| Block Name | Block Use | Block SubUse | Block Structure | Block Land Use Category |
|------------|-------------|---------------------|-----------------------|-------------------------|
| AA (BB) | Residential | Plotted Residential | Blg upto 11.5 mt. Ht. | R |

Required Parking (Table 7a)

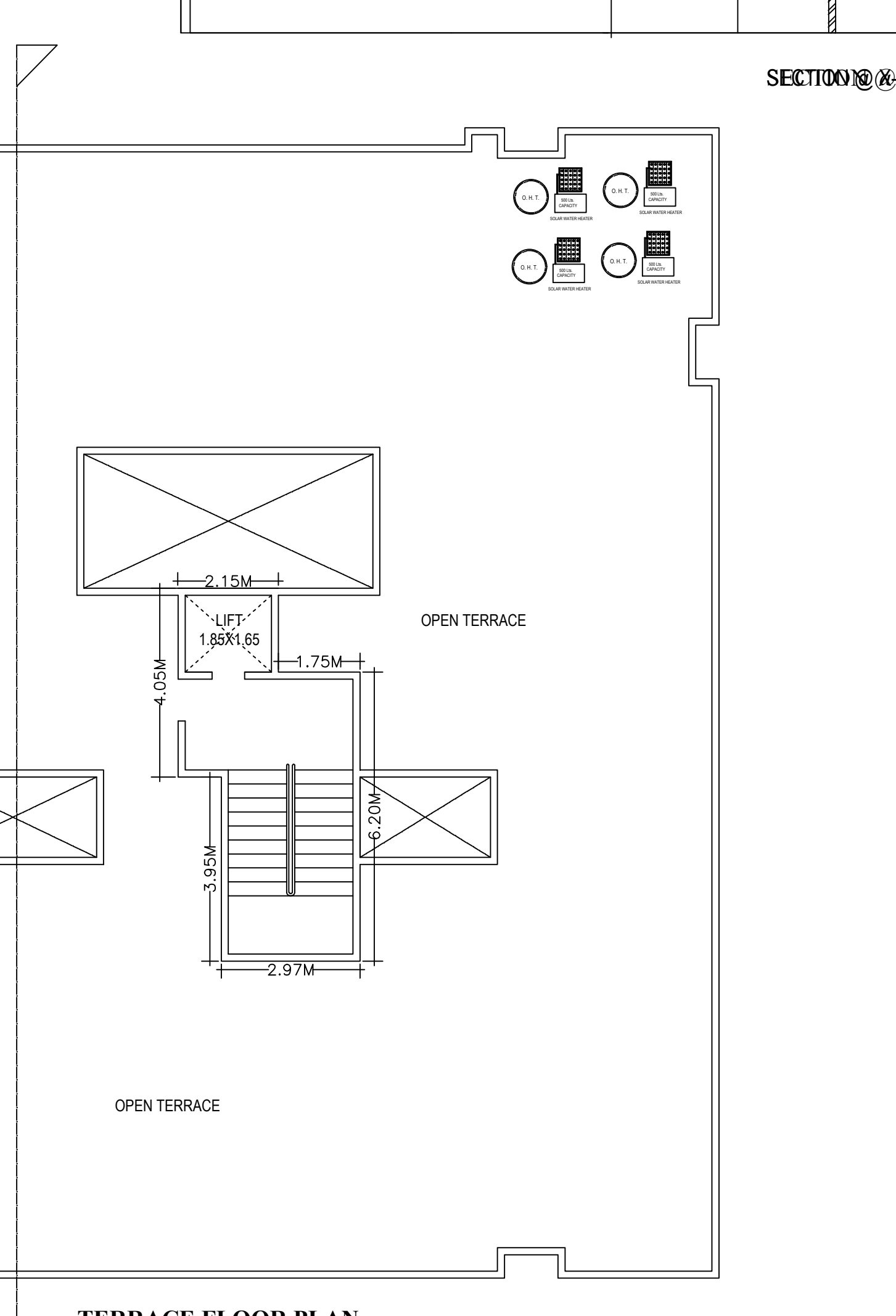
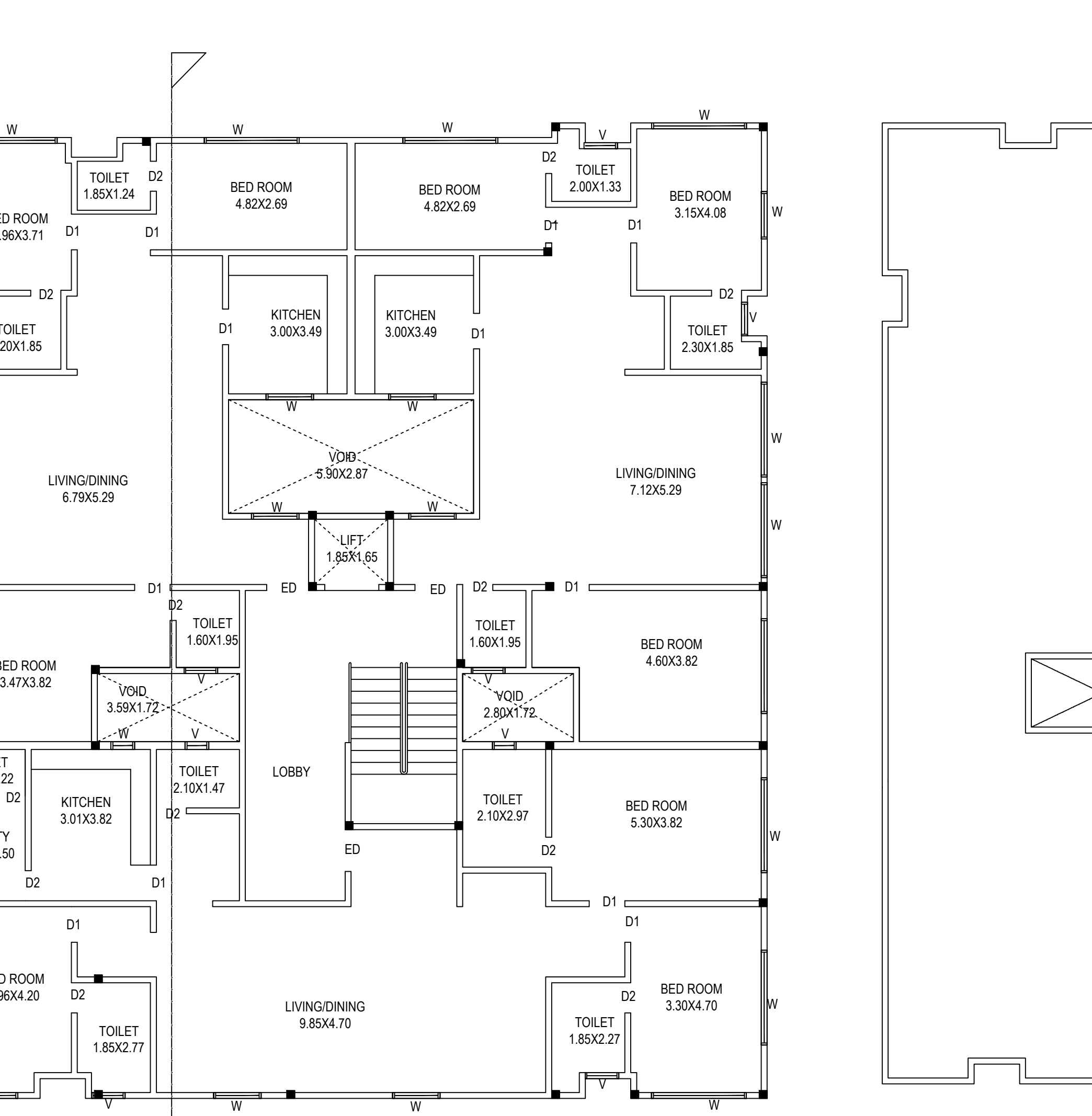
| Block Name | Type | SubUse | Area (Sq.mt) | Units | Prop. | Reqd. | Prop. | Car | Prop. |
|------------|-------------|---------------------|--------------|-------|-------|-------|-------|-----|-------|
| AA (BB) | Residential | Plotted Residential | 80-225 | 1 | - | - | 1 | 11 | - |
| | | | | | | | | 11 | 13 |
| | | | | | | | | | |

Parking Check (Table 7b)

| Vehicle Type | No. | Area (Sq.mt) | Reqd. | Prop. | Achieved |
|-----------------------|-----|--------------|-------|-------|----------|
| Car | 11 | 151.25 | 13 | 13 | 178.75 |
| Visitor's Car Parking | 2 | 27.50 | 0 | 0 | 0.00 |
| Total Car | 13 | 178.75 | 13 | 13 | 178.75 |
| TwoWheeler | - | 27.80 | 0 | 0 | 0.00 |
| Other Parking | - | - | - | - | 312.57 |
| Total | | 206.25 | | | 491.32 |

FAR & Tenement Details

| Block | No. of Same Bldg | Total Built Up Area (Sq.mt) | StarCase | Lift | LR | Margins | Void | Ramp | Parking | Res. | Proposed FAR Area (Sq.mt) | Total FAR (Sq.mt) | Tent (No) |
|-------------|------------------|-----------------------------|----------|-------|------|---------|--------|-------|---------|---------|---------------------------|-------------------|-----------|
| AA (BB) | 1 | 2556.62 | 188.59 | 15.25 | 3.05 | 115.54 | 160.52 | 82.36 | 491.32 | 1660.52 | 1660.52 | 11 | |
| Grand Total | 1 | 2556.62 | 188.59 | 15.25 | 3.05 | 115.54 | 160.52 | 82.36 | 491.32 | 1660.52 | 1660.52 | 11.00 | |



Block AA (BB)

| Floor Name | Total Built Up Area (Sq.mt) | StartCase | Lift | LR | Void | Ramp | Parking | Res. | Prop. | Total FAR Area (Sq.mt) | Tent (No) |
|----------------|-----------------------------|-----------|-------|------|--------|-------|---------|---------|---------|------------------------|-----------|
| Terrace Floor | 27.45 | 24.40 | 0.00 | 3.05 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| First Floor | 502.27 | 36.49 | 3.05 | 0.00 | 28.85 | 0.00 | 0.00 | 433.88 | 433.88 | 433.88 | 03 |
| Second Floor | 502.27 | 36.49 | 3.05 | 0.00 | 28.85 | 0.00 | 0.00 | 433.88 | 433.88 | 433.88 | 03 |
| FFR Floor | 502.27 | 36.49 | 3.05 | 0.00 | 28.85 | 0.00 | 0.00 | 433.88 | 433.88 | 433.88 | 03 |
| Ground Floor | 434.32 | 43.40 | 3.05 | 0.00 | 28.99 | 0.00 | 0.00 | 358.88 | 358.88 | 358.88 | 02 |
| Basement Floor | 588.04 | 11.32 | 3.05 | 0.00 | 0.00 | 82.36 | 491.32 | 0.00 | 0.00 | 0.00 | 00 |
| Total | 2556.62 | 188.59 | 15.25 | 3.05 | 115.54 | 82.36 | 491.32 | 1660.52 | 1660.52 | 1660.52 | 11 |
| Total | 2556.62 | 188.59 | 15.25 | 3.05 | 115.54 | 82.36 | 491.32 | 1660.52 | 1660.52 | 1660.52 | 11 |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|------------|------|--------|--------|-----|
| AA (BB) | D2 | 0.76 | 2.10 | 43 |
| AA (BB) | D1 | 0.90 | 2.10 | 44 |
| AA (BB) | D0 | 1.06 | 2.10 | 11 |

SCHEDULE OF JOINERY:

| BLOCK NAME | NAME | LENGTH | HEIGHT | NOS |
|------------|------|--------|--------|-----|
| AA (BB) | V | 1.00 | 1.20 | 06 |
| AA (BB) | V | 1.00 | 2.00 | 35 |
| AA (BB) | W | 1.20 | 2.50 | 03 |
| AA (BB) | W | 1.65 | 2.50 | 02 |
| AA (BB) | W | 2.00 | 2.50 | 100 |

UNIBUA Table for Block -AA (BB)

| FLOOR | Name | UNIBUA Type | UNIBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|------------------------------|---------------|-------------|-------------|-------------|--------------|-----------------|
| GROUND FLOOR PLAN | SPLIT 1 | FLAT | 193.00 | 193.00 | 11 | 2 |
| TYPICAL - 1, 2, 3 FLOOR PLAN | SPLIT 3,4,5 | FLAT | 119.62 | 119.62 | 8 | 8 |
| | SPLIT 6,7,8 | FLAT | 138.07 | 138.07 | 8 | 9 |
| | SPLIT 9,10,11 | FLAT | 158.72 | 158.72 | 11 | 11 |
| Total | | | 1661.12 | 1661.12 | 102 | 11 |

Note: Earlier plan sanction vide L.P. No. _____ dated: _____ is deemed cancelled.
The modified plans are approved in accordance with the acceptance for approval by the Joint Commissioner (EAST) on date: 15/09/2020 vide Ip number: BBMP/AD.COM/EST/0414/20-21 subject to terms and conditions laid down along with this modified building plan approval.
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)

BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
LALIMA JENCKES, G.P.A. HOLDER, NEW Dimension Developers
P.v.t. Ltd. Represented Mr. MANOJ N. SALIAN NO-71/1,
VARTHUR ROAD, NAGAVARA PALYA, C V RAMAN NAGAR, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MALLU MADHUSUDHAN REDDY #2, LEVEL 2, SB COMPLEX,
NEXT TO IYER SCHOOL, HMT MAIN ROAD, MATHIKERE,
BCC/BL-3/6/E-4003/2014-15

PROJECT TITLE :
THE PLAN OF THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE NO- 71/1, VARTHUR ROAD, NAGAVARA PALYA, C V RAMAN NAGAR, BANGALORE, WARD NO- 57, PID NO-83-108-71-1, (OLD WARD NO- 83).

DRAWING TITLE : 1708755640-08-09-2020
05-29-24\$ SLALIMA JENCKES ::
AA (BB) with BASEMENT, GF+2UF

SHEET NO : 1