

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for.

a).Consisting of 'Block - A (RESI) Wing - A-1 (RESI) Consisting of STILT, GF+2UF'. 2. The sanction is accorded for Plotted Resi development A (RESI) only. The use of the building shall not deviate to any other use. 3.Car Parking reserved in the plan should 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

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.

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 a responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (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 cas of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be of 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 & maintaine 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 earthqua 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 Buildin

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 ram the Physically Handicapped persons together with the stepped entry.

27. The Occupancy Certificate will be considered only after ensuring that the provisions of condition vide SI. No. 23, 24, 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 hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic a 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 20 and above and

2000 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 wall 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

UnitBUA Table for Block :A (RESI)

		()			
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Room
GROUND FLOOR PLAN	SPLIT 1	FLAT	195.75	176.33	1
FIRST FLOOR PLAN	SPLIT 2	FLAT	195.75	176.33	1
SECOND	SPLIT 3	FLAT	91.37	85.07	
FLOOR PLAN	SPLIT 4	FLAT	96.95	90.94	
Total:	-	-	579.81	528.67	4

Block :A (F	RESI)								
Floor Name	Total Built Up Area (Sq.mt.)		Deduct	ions (Area in So	q.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnm
	(04.111.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	(04.111.)	
Terrace Floor	21.83	19.58	0.00	2.25	0.00	0.00	0.00	0.00	
Second Floor	230.69	6.75	2.25	0.00	14.31	0.00	207.38	207.38	
First Floor	230.69	6.75	2.25	0.00	14.31	0.00	207.38	207.38	
Ground Floor	230.69	6.75	2.25	0.00	14.31	0.00	207.38	207.38	
Stilt Floor	240.28	5.76	2.25	0.00	0.00	232.27	0.00	0.00	
Total:	954.18	45.59	9.00	2.25	42.93	232.27	622.14	622.14	
Total Number of Same Blocks :	1								
Total:	954.18	45.59	9.00	2.25	42.93	232.27	622.14	622.14	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D2	0.76	2.10	12
A (RESI)	D1	0.90	2.10	25
A (RESI)	D	1.06	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	W3	0.90	1.20	12
A (RESI)	W1	1.21	1.20	07
A (RESI)	W	1.80	1.20	40

	31.Sufficient two wheeler parking shall be provided as per requirement.	AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15
	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.	PROJECT DETAIL: Authority: BBMP	VERSION DATE: 08/09/2020 Plot Use: Residential
	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	Inward_No: BBMP/Ad.Com./YLK/0325/20-21	Plot SubUse: Plotted Resi development
	 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 high-rise building shall get the building inspected by empaneled 	Application Type: Suvarna Parvangi Proposal Type: Building Permission	Land Use Zone: Residential (Main) Plot/Sub Plot No.: 3
1	agencies of 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	Nature of Sanction: NEW Location: RING-III	Khata No. (As per Khata Extract): 3/1681/3 Locality / Street of the property: NO-3, H M T LA
ace	Corporation and Fire Force Department every year. 35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical	Building Line Specified as per Z.R: NA	VIDYARANYAPURA, WARD NO-09, BANGAL
be	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	Zone: Yelahanka Ward: Ward-009	
	renewal of the permission issued that once in Two years. 36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building	Planning District: 304-Byatarayanapua AREA DETAILS:	
S.	, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.	AREA OF PLOT (Minimum)	(A)
n	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 s about the risk involved in contravention	NET AREA OF PLOT COVERAGE CHECK	(A-Deductions)
	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.	Permissible Coverage area (65 Proposed Coverage Area (64.7	,
w No.	38. The construction or reconstruction of a 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	Achieved Net coverage area (Balance coverage area left (0.	
	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	FAR CHECK Permissible F.A.R. as per zoniu	ng regulation 2015 (1.75)
	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	Additional F.A.R within Ring I a Allowable TDR Area (60% of P	and II (for amalgamated plot -)
nt	earmarked 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	Premium FAR for Plot within In Total Perm. FAR area (1.75)	,
The	adhered to 41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation	Residential FAR (100.00%) Proposed FAR Area	
	as per solid waste management bye-law 2016. 42.The applicant/owner/developer shall abide by sustainable construction and demolition waste	Achieved Net FAR Area (1.68 Balance FAR Area (0.07))
	management as per solid waste management bye-law 2016. 43.The Applicant / Owners / Developers shall make necessary provision to charge electrical	BUILT UP AREA CHECK	
and	vehicles. 44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240	Proposed BuiltUp Area Substructure Area Add in BUA	(Layout Lvl)
ase obtained.	Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.	Achieved BuiltUp Area	
ars n	45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.	Approval Date : 09/30/2020 4:15:48	PM
e	46.Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM	Payment Details	
	(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :		Possint
ed	1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the	Sr No. Number	Receipt Number Amount (INR) Payment Mode
	construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to	1 BBMP/34763/CH/19-20 BBMF No.	P/34763/CH/19-20 4294 Online Head
aka	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		Scrutiny Fee
ake.	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.		
ding	3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.		N
mp for	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		
ons	workers Welfare Board".		
the	Note : 1.Accommodation shall be provided for setting up of schools for imparting education to the children o	SCALE : 1:100	
ule	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		,
and	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.	OWNER / GPA H	OLDER'S
or Ils	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.	SIGNATURE	
nd es.		OWNER'S ADDRES	SS WITH ID
	Color Notes	NUMBER & CONT	
No. of Tenement			PA SATHYAPPA BANDI, &
1	PLOT BOUNDARY ABUTTING ROAD		AKSHI. NO-3, H M T LAYO
- 2	PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)	VIDYARANYAPURA, W	ARD NO-09, BANGALORE
4	EXISTING (To be demolished)	T LAYOUT, VIDYARANY	YAPURA, WARD NO-09, B
FAR & Le	enement Details Proposed Total Built Deductions (Area in Sg.mt.) FAR Area Total FAR		NO ANO TUN
	No. of Up Area Tnmt (No.)		
A (RESI)	StairCase Lift Machine Void Parking Resi.	ARCHITECT/ENGIN	NEER
Grand Total:	1 954.18 45.59 9.00 2.25 42.93 232.27 622.14 622.14 4.00	/SUPERVISOR 'S	
nt (No.)		/	Sai Enterprises/No. 3309,
00	Parking Check (Table 7b) Vehicle Type Reqd. Achieved		Gayathri Nagar BCC/BL-3.2
02	No. Area (Sq.mt.) No. Area (Sq.mt.) Car 4 55.00 4 55.00		
01	Total Car 4 55.00 4 55.00 TwoWheeler - 13.75 0 0.00		H.
01	Other Parking - - 177.27 Total 68.75 232.27		
04	00.10		
	Block USE/SUBUSE Details		ROPOSED RESIDENTIAL I
	Block Name Block Use Block SubUse Block Structure Block Land Use Category		/3, H.M.T LAYOUT, VIDYA
04	A (RESI) Residential Plotted Resi development Bldg upto 11.5 mt. Ht. R	NO-9, BANGALORE	70, 11.M.1 E/(1001, VID17)
	Required Parking(Table 7a)		
	Block Name Type Area (Sq.mt.) Units Car Block SubUse Area (Sq.mt.) Regd. Prop. Regd. Prop.		
	A (RESI) Residential Plotted Residevelopment 50 - 225 1 - 1 4 -	DRAWING TITLE :	123445117-04-01-202
	Total : - - - 4 4		02-03-32\$ \$SANNA I
Note: Earlier	r plan sanction vide L.P No		A (RESI) with STILT,
dated:	is deemed cancelled.		
	d plans are approved in accordance with the acceptance for		
· · · ·	the Assistant director of town planning (YELAHANKA) on date:		
150/09/2020	0 Vide lp number :	SHEET NO: 1	
conditions la	<u>BBMP/Ad.Com./YLK/0325/20-2</u> subject to terms and aid down along with this modified building plan approval.		
	as active along with this mounted building plan approval.		
This approva	al of Building plan/ Modified plan is valid for two years from the		
	e of plan and building licence by the competent authority.		
	NT DIRECTOR OF TOWN PLANNING (YELAHANKA)		
BHF	RUHAT BENGALURU MAHANAGARA PALIKE		

OUT, RE.	
	SQ.MT. 371.31
	371.31
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	649.79 622.14 622.14
	622.14 27.65
	954.18 0.01
	954.19
Transaction	Payment Date Remark
Number 11188611829 Amount (INR)	09/25/2020 4:54:49 PM
Amount (INR) 4294	Remark -
UT, NO-3,	
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UT, NO-3, H NGALO	RE. Road,)/93-94
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	RE. Road, D/93-94
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