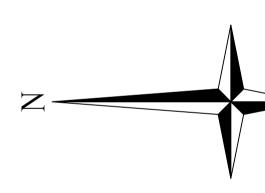
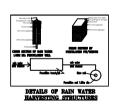
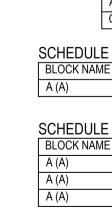
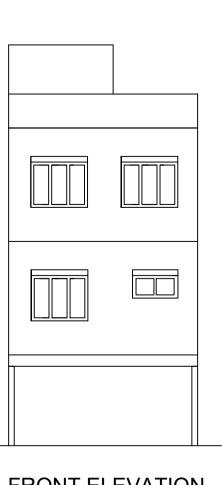


SITE PLAN (SCALE 1;200)

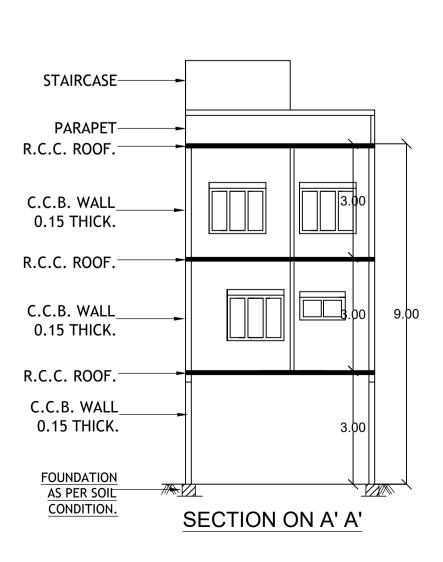












			AREA STATEMENT (BBMP)	VERSION NO.: 1.0.16		
Approval Condition :		icient two wheeler parking shall be provided as per requirement. fic Management Plan shall be obtained from Traffic Management Consultant for all high rise		VERSION DATE: 10/11/2020)	
This Plan Sanction is issued subject to the following conditions :	structu	res which shall be got approved from the Competent Authority if necessary.	PROJECT DETAIL: Authority: BBMP	Plot Use: Residential		
1 The constian is accorded for		Owner / Association of high-rise building shall obtain clearance certificate from Karnataka	Inward No:			
 The sanction is accorded for. a).Consisting of 'Block - A (A) Wing - A-1 (A) Consisting of GF+2UF'. 		In the second second It is the second	BBMP/Ad.Com./YLK/0492/20-21	Plot SubUse: Semidetached		
2. The sanction is accorded for Semidetached A (A) only. The use of the building shall no	t deviate to and sh	all get the renewal of the permission issued once in Two years.	Application Type: Suvarna Parvangi Proposal Type: Building Permission	Land Use Zone: Residential Plot/Sub Plot No.: 2383	(Main)	
any other use. 3.Car Parking reserved in the plan should not be converted for any other purpose.		Owner / Association of high-rise building shall get the building inspected by empaneled es of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are	Nature of Sanction: NEW	City Survey No.: 45/1		
4.Development charges towards increasing the capacity of water supply, sanitary and po	wer main in good	d and workable condition, and an affidavit to that effect shall be submitted to the	Location: RING-III	Khata No. (As per Khata Ext	,	
has to be paid to BWSSB and BESCOM if any. 5.Necessary ducts for running telephone cables, cubicles at ground level for postal servi		ration and Fire Force Department every year. • Owner / Association of high-rise building shall obtain clearance certificate from the Electrical	Building Line Specified as per Z.R: NA	Locality / Street of the proper	ty: ARKAVATHI LA	YOUT, 7th Block, JAKKUR
for dumping garbage within the premises shall be provided.	Inspec	torate every Two years with due inspection by the Department regarding working condition of	Zone: Yelahanka	Village, Yelahanka Hobli		
6. The applicant shall construct temporary toilets for the use of construction workers and demolished after the construction.		cal installation / Lifts etc., The certificate should be produced to the BBMP and shall get the al of the permission issued that once in Two years.	Ward: Ward-005			
7.The applicant shall INSURE all workmen involved in the construction work against any		Owner / Association of the high-rise building shall conduct two mock - trials in the building	Planning District: 304-Byatarayanapua			
/ untoward incidents arising during the time of construction.		efore the onset of summer and another during the summer and assure complete safety in respect of	AREA DETAILS: AREA OF PLOT (Minimum)	(A)		SQ.MT.
8. The applicant shall not stock any building materials / debris on footpath or on roads or The debris shall be removed and transported to near by dumping yard.		aros. Builder / Contractor / Professional responsible for supervision of work shall not shall not	NET AREA OF PLOT (Minimum)	(A) (A-Deductions)		<u>54.00</u> 54.00
9.The applicant / builder is prohibited from selling the setback area / open spaces and th	e common materia	ally and structurally deviate the construction from the sanctioned plan, without previous	COVERAGE CHECK	(A Deddetons)		
facility areas, which shall be accessible to all the tenants and occupants. 10.The applicant shall provide a space for locating the distribution transformers & association and the statement of	ated approv	ral of the authority. They shall explain to the owner s about the risk involved in contravention provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of	Permissible Coverage area (75			40.50
equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the p	remises. the BB	MP.	Proposed Coverage Area (63.7	,		34.43
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basemen installation of telecom equipment and also to make provisions for telecom services as p		construction or reconstruction of a building shall be commenced within a period of two (2)	Achieved Net coverage area (Balance coverage area left (11			34.43
25.		from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give ion to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in	FAR CHECK	.24 /0)		6.07
10 The environment shall use interior during construction such begins diver as considered as a		ule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or	Permissible F.A.R. as per zonir	ig regulation 2015 (1.75)		94.50
12. The applicant shall maintain during construction such barricading as considered nece prevent dust, debris & other materials endangering the safety of people / structures etc.		of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled. ase of Development plan, Parks and Open Spaces area and Surface Parking area shall be	Additional F.A.R within Ring I a	,		0.00
& around the site.	earma	rked and reserved as per Development Plan issued by the Bangalore Development Authority.	Allowable TDR Area (60% of P Premium FAR for Plot within Im			0.00
 Permission shall be obtained from forest department for cutting trees before the common of the work. 		other conditions and conditions mentioned in the work order issued by the Bangalore opment Authority while approving the Development Plan for the project should be strictly	Total Perm. FAR area (1.75)			0.00 94.50
14.License and approved plans shall be posted in a conspicuous place of the licensed pr	remises. The adhere	ad to	Residential FAR (91.69%)			68.86
building license and the copies of sanctioned plans with specifications shall be mounted a frame and displayed and they shall be made available during inspections.		Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation solid waste management bye-law 2016.	Proposed FAR Area			75.10
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in for		applicant/owner/developer shall abide by sustainable construction and demolition waste	Achieved Net FAR Area (1.39)		75.10
Architect / Engineer / Supervisor will be informed by the Authority in the first instance, w		jement as per solid waste management bye-law 2016.	Balance FAR Area (0.36) BUILT UP AREA CHECK			19.40
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	e duties and vehicle		Proposed BuiltUp Area			114.23
responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to	o (k). 44.The	Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240	Achieved BuiltUp Area			114.23
17. The building shall be constructed under the supervision of a registered structural engi 18. On completion of foundation or footings before erection of walls on the foundation and) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling				
of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE"	shall be obtained. unit/de	velopment plan.	Approval Date : 12/01/2020 4:37:25	PM		
19.Construction or reconstruction of the building should be completed before the expiry or from the date of issue of license & within one month after its completion shall apply for p		ase of any false information, misrepresentation of facts, or pending court cases, the plan on is deemed cancelled.		1 171		
to occupy the building.	46.Also	see, building licence for special conditions, if any.	Payment Details			
 The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE competent authority. 		Condition as per Labour Department of Government of Karnataka vide ADDENDUM daagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :				_
21.Drinking water supplied by BWSSB should not be used for the construction activity of	the			Receipt Amount (INR)	Payment Mode	Transaction Number Payment Date Rei
building. 22.The applicant shall ensure that the Rain Water Harvesting Structures are provided &	1.Regis	tration of ant / Builder / Owner / Contractor and the construction workers working in the		7942/CH/18-19 228.54	Online	01/31/2019
in good repair for storage of water for non potable purposes or recharge of ground wate		ant / Builder / Owner / Contractor and the construction workers working in the uction site with the "Karnataka Building and Other Construction workers Welfare	No.	Head	Online	Amount (INR) Remark
times having a minimum total capacity mentioned in the Bye-law 32(a).	Board	should be strictly adhered to		Scrutiny Fee		228.54 -
23.The building shall be designed and constructed adopting the norms prescribed in Nat Building Code and in the "Criteria for earthquake resistant design of structures" bearing		Applicant / Builder / Owner / Contractor should submit the Registration of establishment and		,		
1893-2002 published by the Bureau of Indian Standards making the building resistant to	earthquake. list of c	construction workers engaged at the time of issue of Commencement Certificate. A copy of the				
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for building.		shall also be submitted to the concerned local Engineer in order to inspect the establishment sure the registration of establishment and workers working at construction site or work place.				
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 3		Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of				
bye-laws 2003 shall be ensured.		s engaged by him.				
26.The applicant shall provide at least one common toilet in the ground floor for the use or visitors / servants / drivers and security men and also entrance shall be approached through the security men and also entr		y point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker site or work place who is not registered with the "Karnataka Building and Other Construction				
the Physically Handicapped persons together with the stepped entry.		rs Welfare Board".				
27.The Occupancy Certificate will be considered only after ensuring that the provisions of vide SI. No. 23, 24, 25 & 26 are provided in the building.	f conditions Note :		QWNER / GPA HOL	_DER S		
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vio	cinity of		SIGNATURE			
construction and that the construction activities shall stop before 10.00 PM and shall not work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours		nmodation shall be provided for setting up of schools for imparting education to the children o ruction workers in the labour camps / construction sites.				
work earlier than 7.00 Aim to avoid hindrance during late hours and early morning hours		f children of workers shall be furnished by the builder / contractor to the Labour Department	dwner's address			
29.Garbage originating from Apartments / Commercial buildings shall be segregated into inorganic waste and should be processed in the Recycling processing unit k.g capa		is mandatory.			_	
installed at site for its re-use / disposal (Applicable for Residential units of 20 and above		oyment of child labour in the construction activities strictly prohibited. ning NOC from the Labour Department before commencing the construction work is a must.	NUMBER & CONTA	CT NUMBEF	२:	
2000 Sqm and above built up area for Commercial building).	5.BBMI	P will not be responsible for any dispute that may arise in respect of property in question.				
30.The structures with basement/s shall be designed for structural stability and safety to soil stabilization during the course of excavation for basement/s with safe design for reta		se if the documents submitted in respect of property in question is found to be false or ted, the plan sanctioned stands cancelled automatically and legal action will be initiated.	NAGARATHNA BHAT ARK	AVAINILATUU	I, / III DIC	ICK, JANNUR
and super structure for the safety of the structure as well as neighboring property, public	roads and		Village, Yelahanka Hobli			
footpaths, and besides ensuring safety of workman and general public by erecting safe	barricades.					
Block :A (A)						
Floor Name Total Built Up Deductions (Area in Sq.mt.) Proposed FAR	otal FAR Area	lotes				
/ Area (Sd mt)	Gq.mt.)	OR INDEX				
Terrace Floor 10.94 10.94 0.00 0.00	0.00 00 PLO	T BOUNDARY				
Second Floor 34.43 0.00 0.00 34.43	34.43 00 ABU	TTING ROAD				
First Floor 34.43 0.00 0.00 34.43	01.10	POSED WORK (COVERAGE AREA)				
Ground Floor 34.43 0.00 28.19 0.00 Total: 114.22 40.04 20.40 60.90	0.21 00	STING (To be retained) STING (To be demolished)				
Total: 114.23 10.94 28.19 68.86 Total Number of	75.10 01 EXIS					
Same Blocks 1			ARCHITECT/ENGINE	EK		
: Total: 114.23 10.94 28.19 68.86		g Check (Table 7b)	/SUPERVISOR 'S S	IGNATURF		
	Vehicl		,			lla a la a II!
UnitBUA Table for Block :A (A)	Car	No. Area (Sq.mt.) No. Area (Sq.mt.) 1 13.75 1 13.75	KIRAN KUMAR DS No:338,	l alakavery layo	out, Amru	inanalii,
FLOOR Name UnitBUA Type UnitBUA Area Carpet Area No. of FIRST FLOOR cplit FLAT cplit c	Rooms No. of Tenement Total (Bangalore-92, Mob:953865	4099 e-4199/20	16-17	
PLAN Spill FLAT 00.00 00.00	2 1 TwoW					
SECOND FLOOR PLAN split FLAT 0.00 0.00	2 0 1	Parking 14.44				
FLOOR PLAN - - 68.86 68.86	4 1	27.50 28.19				
	Required Por	king(Table 7a)				
AR &Tenement Details	Block	Area Units Car				
Block Proposed FAR No. of Same Total Built Up Deductions (Area in Sq.mt.) Area Total	Name	Type SubUse (Sq.mt.) Reqd. Prop. Reqd./Unit Reqd. Prop.				
	(Sq.mt.) Tnmt (No.) A (A) Re	sidential Semidetached 50 - 225 1 - 1 1 -	PROJECT TITLE :			
StairCase Parking Resi.		Total : 1 1	PLAN SHOWING THE PRO			
A (A) 1 114.23 10.94 28.19 68.86 Grand Total: 1 114.23 10.94 28.19 68.86	75.10 01 75.10 1.00 Block USI	E/SUBUSE Details				
	Block USI	e Block Land Lise	NO:2383,7TH BLOCK ,ARK	AVATHI LAYOL	T,JAKKU	RU, WARD NO:05,
OF JOINERY:	A 745	Block Use Block SubUse Block Structure Category	BANGALORE.			,
NAME LENGTH HEIGHT NOS	A (A)	Residential Semidetached Bldg upto 11.5 mt. Ht. R				
D 0.90 2.10 04						
	Note: Earlier plan sanc	tion vide L P No				
OF JOINERY:	•					
W 180 120 05		is deemed cancelled.	DRAWING TITLE :	1627100702-	01-12-202	20
V 1.80 2.10 01	The modified plans are	e approved in accordance with the acceptance for				-
		ant director of town planning (YELAHANKA) on date:		· · · · · · · · · · · · · · · · · · ·		AGARATHANA
	• •			RHAT :: A (A)	with GF-	+2UF
	<u>)1/12/2020</u> Vide	Ip number :		(King)		
		Ad.Com./YLK/0492/20-2 subject to terms and				
	/					
	conditions laid down al	ong with this modified building plan approval.				
	This annroval of Ruildin	ng plan/ Modified plan is valid for two years from the	SHEET NO : 1			
		nd building licence by the competent authority.				
	•	- • •				
		YELAHANKA				