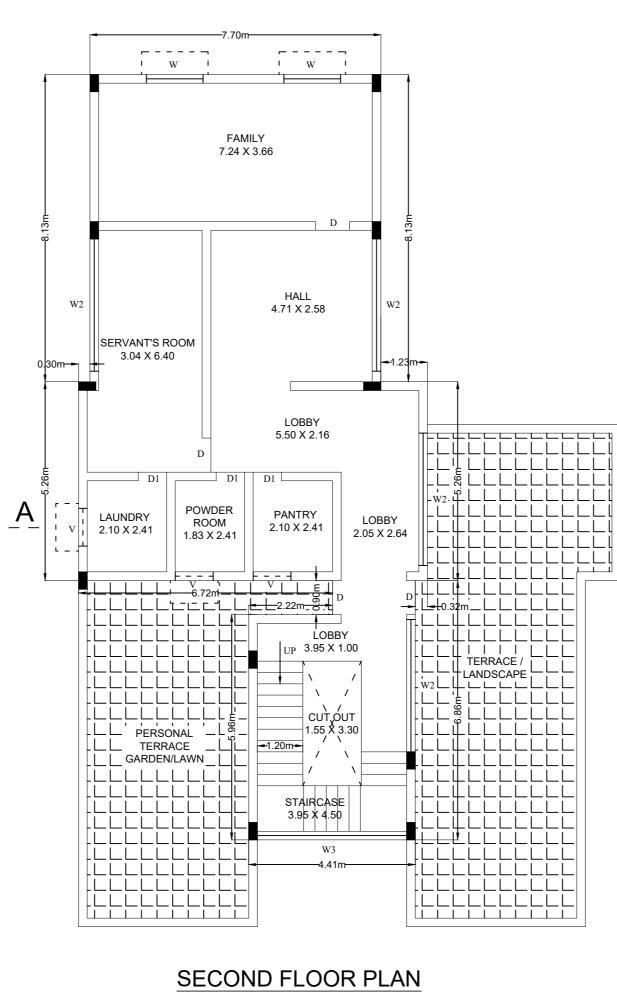


Block Name		E	Block Use Residential		Block SubUse Plotted Resi development		Block Structure			`	Block Land Use Category		
A (RESI)	A (RESI)						Bldg upto 11.5 mt				R		
Required	Parkin	n/Tah	lo 7a)							•			
Block			-	Area		Ur	nits				C	egory R Car eqd. Pro 4 - 4 5 (Sq.mt.) 8.75 8.75 0.00	
Name	Туре		SubUse	(Sq.n	nt.) R	leqd.	Pro	op.	Req	d./Unit	R	eqd. Pr	op.
A (RESI)	Resider	tial I	Plotted Resi development	525.0 - 675	•	1		-		4			-
	To	tal :		-	-		-		-			4	5
Car Total Car TwoWhee			No. 4 4		Area (Sq.mt.) 55.00 55.00 13.75		No. 5 5 0		Area (Sq.mt.) 68.75 68.75 0.00				
Other Park	Other Parking				-		-		3.63				
Total	Total			1	68.75				72.38				
FAR &Te	nement	Deta	ils										
Block	No. Bldg	of Same	e Total Built Area (Sq.r		Deduc	tions (A	rea in	Sq.mt.))	Propos FAR Ar (Sq.mt.	ea	Area	Tnmt (N
					StairCase	V	bid	Park	king	Resi	I		
	1				FF 00		امم	7	ົ່ວດໍ່	546.	C 4	546.64	1
A (RESI) Grand Tota	.		1 684 1 684		55.62 55.62		10.22 10.22		2.38 2.38	546.	• •	546.64 546.64	1



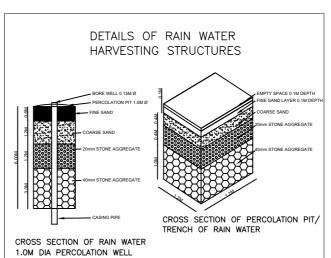
Approval Condition : This Plan Sanction is issued subject to the following conditions : structures which shall be got approved from the Competent Authority if necessary. 33. The Owner / Association of high-rise building shall obtain clearance certificate from Karna 1. The sanction is accorded for. a).Consisting of 'Block - A (RESI) Wing - A-1 (RESI) Consisting of 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 No. 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-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 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 buildina. 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 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 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.

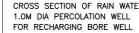
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and 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 walls and super structure for the safety of the structure as well as neighboring property, public roads and

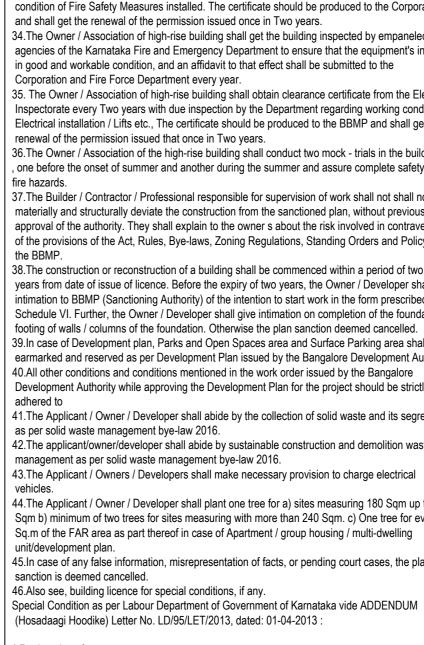
footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

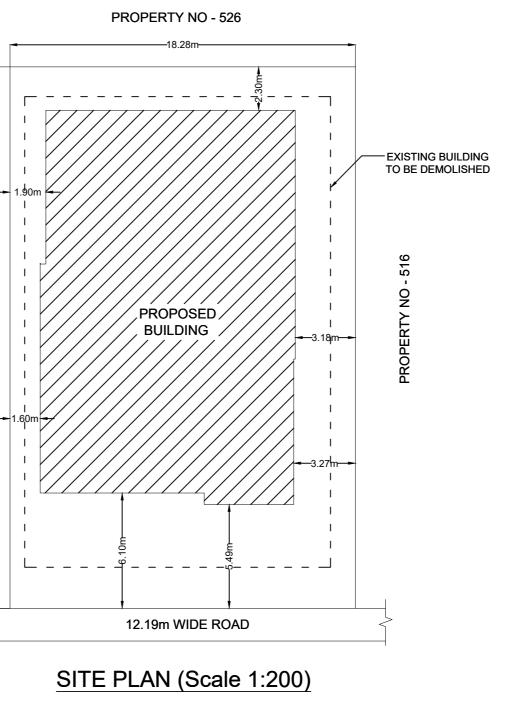


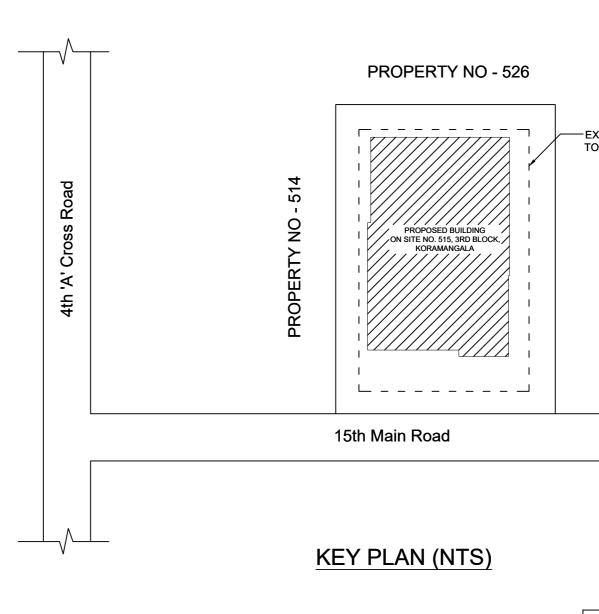
PROPOSED CONSTRUCTION OF **RESIDENTIAL BUILDING AT SITE NO -**515, KORAMANGALA 3rd BLOCK, NEW WARD NO - 151 (KORAMANGALA) (OLD WARD NO - 68), BANGALORE.











				SCALE : 1:100
		Color Notes	(SCALE
		PLOT BOUNDARY ABUTTING ROAD	<u>.</u>	
		PROPOSED WORK EXISTING (To be ret	ained)	
1.Sufficient two wheeler parking shall be provided as per requirement.	AREA STATEM	EXISTING (To be dee ENT (BBMP)	VERSION NO.: 1.0.3 VERSION DATE: 21/01/2021	
 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. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka 	PROJECT DETA Authority: BBMF		Plot Use: Residential	
Fire and Emergency 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.	Inward_No: PRJ Application Type Proposal Type: P		Plot SubUse: Plotted Resi development Land Use Zone: Residential (Main) Plot/Sub Plot No.: 515	
4. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are	Nature of Sancti Location: RING-	on: NEW	City Survey No.: 515 Khata No. (As per Khata Extract): 5/5	
n good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year. 5. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical	Building Line Sp Zone: South	ecified as per Z.R: NA	Locality / Street of the property: 15TH MAIN BLOCK	ROAD, KORAMANGALA 3RD
nspectorate 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 enewal of the permission issued that once in Two years.	Ward: Ward-151	: 208-Koramangala		
6. 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 of re hazards.	AREA DETAILS AREA OF PLC	DT (Minimum)	(A)	SQ.MT. 523.72
7. The Builder / Contractor / Professional responsible for supervision of work shall not shall not naterially and structurally deviate the construction from the sanctioned plan, without previous	NET AREA OF COVERAGE C		(A-Deductions)	523.72 340.42
pproval of the authority. They shall explain to the owner s about the risk involved in contravention f the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.	Pi	roposed Coverage Area (52 chieved Net coverage area	2.16 %)	273.18 273.18
. The construction or reconstruction of a building shall be commenced within a period of two (2) ears from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give timation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in		alance coverage area left (xisting Structure To Be Der	,	67.24 402.85
chedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or oting of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be	P	-	ning regulation 2015 (2.25) I and II (for amalgamated plot -)	<u>1178.37</u> 0.00
rmarked and reserved as per Development Plan issued by the Bangalore Development Authority. All other conditions and conditions mentioned in the work order issued by the Bangalore	A	llowable TDR Area (60% of remium FAR for Plot within	Perm.FAR) Impact Zone(-)	0.00
velopment Authority while approving the Development Plan for the project should be strictly hered to The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation	R	otal Perm. FAR area (2.25 esidential FAR (100.00%))	1178.37 546.64
per solid waste management bye-law 2016. The applicant/owner/developer shall abide by sustainable construction and demolition waste anagement as per solid waste management bye-law 2016.	A	roposed FAR Area chieved Net FAR Area(1.0 alance FAR Area(1.21))4)	546.64 546.64 631.73
The Applicant / Owners / Developers shall make necessary provision to charge electrical hicles.	BUILT UP ARE		684.86	
The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 m b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 .m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling		ubstructure Area Add in BL chieved BuiltUp Area	A (Layout Lvl)	0.36
t/development plan. n case of any false information, misrepresentation of facts, or pending court cases, the plan nction is deemed cancelled.	Approval Date	7.		
Also see, building licence for special conditions, if any. ecial Condition as per Labour Department of Government of Karnataka vide ADDENDUM osadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :				
Registration of				
pplicant / Builder / Owner / Contractor and the construction workers working in the onstruction site with the "Karnataka Building and Other Construction workers Welfare oard"should be strictly adhered to				
The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and to f construction workers engaged at the time of issue of Commencement Certificate. A copy of the				
ame 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. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of				
The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of orkers engaged by him. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker his site or work place who is not registered with the "Karnataka Building and Other Construction				
orkers Welfare Board".				
te : Accommodation shall be provided for setting up of schools for imparting education to the children o				
onstruction workers in the labour camps / construction sites. .ist of children of workers shall be furnished by the builder / contractor to the Labour Department nich is mandatory.				
Employment of child labour in the construction activities strictly prohibited. Dbtaining NOC from the Labour Department before commencing the construction work is a must. BBMP will not be responsible for any dispute that may arise in respect of property in question.				
n case if the documents submitted in respect of property in question is found to be false or bricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.				
PROPERTY NO - 526			OWNER / GPA HOLDER'S	
			SIGNATURE OWNER'S ADDRESS WITH ID	
EXISTING BUILDING			NUMBER & CONTACT NUME DR. VARUN SHETTY NO. 393, 2ND CR KORAMANGALA BDA COMPLEX, BEN	OSS, 13TH MAIN, NEAR
4 · · · · · · · · · · · · · · · · · · ·				
- 2 - 2				
ON ALLANDON CONSIDERATION ON ALLANDON CONSIDERATION ON SITE NO. 515, 3RD BLOCK, I ON ALLANDON CONSIDERATION ON ALLANDON CONSIDERATION ON ALLANDON CONSIDERATION ON ALLANDON CONSIDERATION OF			ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATUR T.V.SHIVALINGAPPA #3/2-2, 6th cross, Vijayanagar BCC/BL-3.2.3/E-769/90-91	
				le le
15th Main Road			PROPOSED CONSTRUCTION OF RES - 515, KORAMANGALA 3rd BLOCK, NE (KORAMANGALA) (OLD WARD NO - 6	T.V. Shivalingappa, B.E. Civil., Consulting Civil Engineer Reg. No.: B.C.C./ B.L./3.2.3/E769
	· · · · · · · · · · · · · · · · · · ·			
I	DRAWING TI	TLE : 1514454513 :: A (RESI) w	-26-01-202106-34-34\$_\$DR.VARUN_SHETT\ ith GF+2UF	26-01-2021PREDCRR4
KEY PLAN (NTS)				
	L		SHEET NO : 1	
SANCTIONING AUTHOR			fied plan is valid for two years from the ence by the competent authority.	
ASSISTANT / JUNIOR ENGINEER / ASSIST. TOWN PLANNER ASSIST.		אי אימיז מיוע טעווטוח <u>ק</u> ווכ	שוויט שי איז איז איז איז איז איז איז איז איז אי	
			SOUTH	
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd	l	services, etc. We are not		ر rt and does not require any signature use, or inability to use the Application