

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for.

a).Consisting of 'Block - A (JA) Wing - A-1 (JA) Consisting of GF, STILT+2UF'. 2. The sanction is accorded for Plotted Resi development A (JA) 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. 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 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. 44. The Applicant / Owner / 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 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 building 25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.

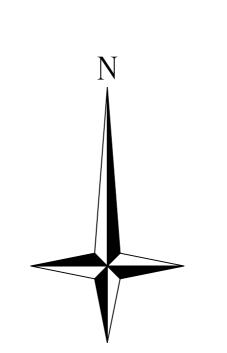
26. The applicant shall provide at least one common toilet in the ground floor for the use of the

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.



31.Sufficient two wheeler p 32.Traffic Management Pla structures which shall be g 33. The Owner / Association Fire and Emergency Depa condition of Fire Safety M and shall get the renewal 34.The Owner / Association agencies of the Karnataka in good and workable cond Corporation and Fire Force 35. The Owner / Association Inspectorate every Two year Electrical installation / Lifts renewal of the permission 36.The Owner / Association , one before the onset of su

fire hazards. 37. The Builder / Contractor materially and structurally d approval of the authority. of the provisions of the Act the BBMP.

38. The construction or recor years from date of issue of intimation to BBMP (Sancti Schedule VI. Further, the footing of walls / columns 39.In case of Development earmarked and reserved a 40.All other conditions and Development Authority whi adhered to

41.The Applicant / Owner / as per solid waste manage 42. The applicant/owner/dev management as per solid v 43. The Applicant / Owners / vehicles.

Sqm b) minimum of two tre Sq.m of the FAR area as unit/development plan. 45.In case of any false info sanction is deemed cancell 46.Also see, building licend Special Condition as per La (Hosadaagi Hoodike) Lette

1.Registration of Applicant / Builder / Owner construction site with the ' Board"should be strictly ad

2.The Applicant / Builder / list of construction workers same shall also be submitte and ensure the registration 3. The Applicant / Builder / workers engaged by him. 4.At any point of time No A in his site or work place wh workers Welfare Board".

Note :

1.Accommodation shall be f construction workers in the 2.List of children of workers which is mandatory. 3.Employment of child labou 4.Obtaining NOC from the 5.BBMP will not be response 6.In case if the documents s fabricated, the plan sanctio

Note: Earlier plan san dated: The modified plans a

approval by the Assis 05/10/2020 Vid BBMF

conditions laid down

This approval of Build date of issue of plan

ASSISTANT DIR

BHRUHAT

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category	
A (JA)	Residential	Plotted Resi development	Bldg upto 11.5 mt. Ht.	R	

Required Parking(Table 7a)

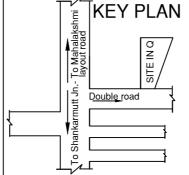
Block	Туре	SubUse	Area	Un	its	Car		
Name	туре		(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (JA)	Residential	Plotted Resi development	50 - 225	1	-	1	1	-
	Total :		-	-	-	-	1	2

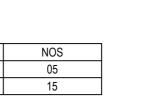
Parking Check (Table 7b)

Vehicle Type	Re	qd.	Achieved			
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)		
Car	1	13.75	2	27.50		
Total Car	1	13.75	2	27.50		
TwoWheeler	-	13.75	0.00			
Other Parking	-			50.59		
Total		27.50		78.09		

FAR & Tenement Details

AN QI										
Block No. of Same Bldg		Total Built Up Area	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
	Currie Diag	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	(Sq.mt.)	
A (JA)	1	379.77	89.69	13.52	3.38	9.89	78.09	185.20	185.20	03
Grand Total:	1	379.77	89.69	13.52	3.38	9.89	78.09	185.20	185.20	3.00





KITCHEN 2.89x3.00

No. of Rooms	No. of Tenement
5	1
4	2
13	3

CROSS SECTION OF PERCOLATION PIT/TRENCE CROSS SECTION OF RAIN WATER 1.00M DIA PERCOLATION WELL rain voter inlet channel Bore well

- - +

Solar 200 lpd

Solar 200 lpd

TERRACE FLOOR PLAN

PROPERTY SITE NO.29

-11.40-

-8.81-

SITE NO.39 (OLD NO.240)

1 <u>1.40</u> 1 <u>3.72</u> <u>1</u>.00

SCALE 1=200

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<u>1.65</u>

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OPEN TERRACE

Perceilion wil 1.00m de DETAILS OF RAIN WATER HARVESTING STRUCTURES

parking shall be provided as per requirement. an shall be obtained from Traffic Management Consultant for all high rise got approved from the Competent Authority if necessary.										
n of high-rise building shall obtain clearance certificate from Karnataka artment every Two years with due inspection by the department regarding working easures installed. The certificate should be produced to the Corporation			Color Notes					SCALE	5 : 1:100	
of the permission issued once in Two years. n of high-rise building shall get the building inspected by empaneled I Fire and Emergency Department to ensure that the equipment's installed are			COLOR PLOT BOU							
dition, and an affidavit to that effect shall be submitted to the e Department every year. on of high-rise building shall obtain clearance certificate from the Electrical				D WORK (COVI	,					
ears with due inspection by the Department regarding working condition of s etc., The certificate should be produced to the BBMP and shall get the	AREA STA	TEMENT (BBMP)		G (To be retained) G (To be demolished)						
issued that once in Two years. n of the high-rise building shall conduct two mock - trials in the building ummer and another during the summer and assure complete safety in respect of	· · · ·			VERSION NO.: 1.0.15 VERSION DATE: 08/09/2020						
r / Professional responsible for supervision of work shall not shall not deviate the construction from the sanctioned plan, without previous	BBMP Plot Use: Residential o: Plot SubUse: Plotted Resi development I.Com./WST/0049/20-21 Plot SubUse: Plotted Resi development									
They shall explain to the owner s about the risk involved in contravention t, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of	Lorn./WS 1/0049/20-21 on Type: Suvarna Parvangi Land Use Zone: Residential (Main) Type: Building Permission Plot/Sub Plot No.: 33									
onstruction of a building shall be commenced within a period of two (2) f licence. Before the expiry of two years, the Owner / Developer shall give	Location: R	Nature of Sanction: NEW City Survey No.: 0 Location: RING-II Khata No. (As per Khata Extract): 33 Building Line Specified as per Z.R: NA Locality / Street of the property: 2nd Stage						2 2nd Phase WOC Road		
tioning Authority) of the intention to start work in the form prescribed in Owner / Developer shall give intimation on completion of the foundation or of the foundation. Otherwise the plan sanction deemed cancelled.	Zone: West			Locality / Street of the property: 2nd Stage 2nd Phase WOC Road Mahalakshmipura, Bengaluru						
t plan, Parks and Open Spaces area and Surface Parking area shall be as per Development Plan issued by the Bangalore Development Authority. conditions mentioned in the work order issued by the Bangalore	Ward: Ward Planning Dia AREA DET	strict: 213-Rajaji Naga	ar				SQ.MT.			
hile approving the Development Plan for the project should be strictly	AREA OF	PLOT (Minimum) A OF PLOT		(A) (A-Deductions)				147.60 147.60		
weloper shall abide by sustainable construction and demolition waste waste management bye-law 2016.	COVERA	GE CHECK Permissible Covera	÷ 1	,				110.70		
/ Developers shall make necessary provision to charge electrical		Proposed Coverag Achieved Net cove Balance coverage	erage area (60.6	68 %)				89.56 89.56 21.14		
/ Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 ees for sites measuring with more than 240 Sqm. c) One tree for every 240 part thereof in case of Apartment / group housing / multi-dwelling	FAR CHE	CK Permissible F.A.R.	as per zoning r	egulation 2015 (. ,			258.30		
ormation, misrepresentation of facts, or pending court cases, the plan Iled.		Additional F.A.R w Allowable TDR Are Premium FAR for F	ea (60% of Perm	.FAR)	nated plot -)			0.00		
ce for special conditions, if any. abour Department of Government of Karnataka vide ADDENDUM er No. LD/95/LET/2013, dated: 01-04-2013 :		Total Perm. FAR a Residential FAR (1	rea (1.75)				0.00 258.30 185.20			
		Proposed FAR Are Achieved Net FAR	Area (1.25)					185.20 185.20		
r / Contractor and the construction workers working in the 'Karnataka Building and Other Construction workers Welfare dhered to	BUILT UP	Balance FAR Area PAREA CHECK Proposed BuiltUp A	、 ,					73.10		
Owner / Contractor should submit the Registration of establishment and s engaged at the time of issue of Commencement Certificate. A copy of the		Achieved BuiltUp A						379.77		
ted to the concerned local Engineer in order to inspect the establishment n of establishment and workers working at construction site or work place. Owner / Contractor shall also inform the changes if any of the list of	Approval [Date : 10/05/2020) 1:31:01 PN	1						
pplicant / Builder / Owner / Contractor shall engage a construction worker ho is not registered with the "Karnataka Building and Other Construction	Payment D	Details								
	Sr No.	Challan Number	N	eceipt umber	Amount (INR)	Payment Mode	Transaction Number	Payment Date	e Remark	
provided for setting up of schools for imparting education to the children o	1	BBMP/44963/CH/19 No.	-20 BBMP/44	963/CH/19-20	2100 Head	Online	9977845737 Amount (INR)	11:45:33 AM Remark	-	
e labour camps / construction sites. s shall be furnished by the builder / contractor to the Labour Department		1		5	crutiny Fee		2100	-		
bur in the construction activities strictly prohibited. Labour Department before commencing the construction work is a must. sible for any dispute that may arise in respect of property in question. submitted in respect of property in question is found to be false or oned stands cancelled automatically and legal action will be initiated.										
nction vide L.P No										
_ is deemed cancelled. re approved in accordance with the acceptance stant director of town planning (<u>WEST</u>) on da de lp number :										
<u>P/Ad.Com./WST/0049/20-2</u> subject to terms a along with this modified building plan approval.	and	OWNER	,	a hol	DER'S					
ding plan/ Modified plan is valid for two years from and building licence by the competent authority.	m the	OWNER'	R & C	ONTAC	CT NUN	/BER :				
RECTOR OF TOWN PLANNING (WEST)	K.LATHA 9 Bangalore.		in road, S	Sir M.Vish	eshwaraia/	ih Layout,			
BENGALURU MAHANAGARA PALIKE				Latta .,	<u>k</u>					
Name : VEERESH ALADAKATTI Designation : Assistant Director Town Planning (ADTP) Organization : BRUHAT BANGALORE MAHANAGARA PALIKE										
Aluuuuu Date : 05-Nov-2020 12: 28:36		ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Deshmukh Jyothi 169, 4th Main, 4th Block, 3rd Phase, Banashankari III Stage BCC/BL-3.2.3/E-2124 (2001, 20								
	PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT SITE NO.33, 2ND STAGE, 2ND PHASE WOC ROAD, MAHALAKSHMIPURA, BENGALURU. WARD NO. (OLD NO.14) PID NO. 14-99-33.									
		DRAWI	NG TI	TLE :	12-45-0	7325-08-10 6\$_\$DWG vith GF, ST	(1) (1) ::			
		SHEET	- ND :	1						

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