

SITE PLAN

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	SCH
	FIRST FLOOR # 01	FLAT	113.49	102.69	9		
	FIRST FLOOR	FLAT	105.76	95.97	9		Bl A (F
	# 02 FIRST FLOOR				9		BUI
	# 03	FLAT	105.39	95.64	9		A (I
	FIRST FLOOR # 04	FLAT	116.14	104.69	8		A (
	FIRST FLOOR # 05	FLAT	71.35	63.00	6		BU A (I
FIRST FLOOR	FIRST FLOOR	FLAT	77.97	70.07	7	11	BU
PLAN	# 06 FIRST FLOOR						A (
	# 07 FIRST FLOOR	FLAT	75.70	68.29	7		Α (
	# 08	FLAT	79.78	71.76	7		BU A (
	FIRST FLOOR # 09	FLAT	88.78	79.99	7		BÚ
	FIRST FLOOR # 10	FLAT	72.39	65.74	7		A (
	FIRST FLOOR	FLAT	92.83	83.74	6		A (
	# 11 TYPICAL						BU A (I
	FLOOR # 01 TYPICAL	FLAT	116.81	106.01	9		BÚ
	FLOOR # 02	FLAT	107.92	98.13	9		SCH
	TYPICAL FLOOR # 03	FLAT	107.45	97.70	9		В
	TYPICAL FLOOR # 04	FLAT	118.60	107.15	8		A (
	TYPICAL	FLAT	72.33	63.99	6		BU A (
TYPICAL - 2-	FLOOR # 05 TYPICAL						BU A (
4 FLOOR PLAN	FLOOR # 06 TYPICAL	FLAT	79.06	71.15	7	33	BU
	FLOOR # 07	FLAT	76.80	69.39	7		
	TYPICAL FLOOR # 08	FLAT	80.89	72.86	7		
	TYPICAL FLOOR # 09	FLAT	90.08	81.29	7		
	TYPICAL	FLAT	73.47	66.83	7		
	FLOOR # 10 TYPICAL						
	FLOOR # 11 GROUND	FLAT	96.44	87.33	6		
	FLOOR # 02	FLAT	97.76	83.92	10		
	GROUND FLOOR # 03	FLAT	97.76	87.40	10		
	GROUND	FLAT	105.46	93.75	10		
	FLOOR # 04 GROUND	FLAT	65.86	57.39	7		
	FLOOR # 05 GROUND						
GROUND	FLOOR # 06 GROUND	FLAT	73.95	65.63	7	10	
FLOOR PLAN	FLOOR # 07	FLAT	71.62	63.97	7		
	GROUND FLOOR # 08	FLAT	75.70	67.83	7		
	GROUND	FLAT	83.98	74.66	8		
	FLOOR # 09 GROUND	FLAT	68.45	61.98	8		
	FLOOR # 10 GROUND						
T	FLOOR # 11	FLAT	79.56	70.72	7		
Total:	-	-	4879.22	4394.31	409	54	

A (RESIDENTIAL BUILDING) A (RESIDENTIAL BUILDING) A (RESIDENTIAL BUILDING)	D3		HEIGHT	NO
BUILDING) A (RESIDENTIAL		0.76	2.10	12
	D2	0.84	2.10	20
DOILDING)	D1	0.91	2.10	19
A (RESIDENTIAL BUILDING)	MD	1.00	2.10	0
A (RESIDENTIAL BUILDING)	MD	1.01	2.10	0
A (RESIDENTIAL BUILDING)	MD	1.07	2.10	52
A (RESIDENTIAL BUILDING)	SD3	1.37	2.10	0
A (RESIDENTIAL BUILDING)	SD2	1.52	2.10	36
A (RESIDENTIAL BUILDING)	SD2	1.53	2.10	04
A (RESIDENTIAL BUILDING)	SD1	2.13	2.10	32
CHEDULE OF J	OINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NC
A (RESIDENTIAL BUILDING)	W3	0.61	1.20	11
A (RESIDENTIAL BUILDING)	W2	1.22	1.50	15
A (RESIDENTIAL BUILDING)	W1	1.83	1.50	16

BBMP/Addl.Dir/JD North/LP/0065/2019-20

I. This Plan Sanction is issued subject to the following conditions 1. Sanction is accorded for the Proposed Residential Apartment Building at Katha No. 05, Sy No. 586,

Kalkere Village, K.R.Puram Hobli, Bengaluru North Taluk, Ward No. 26, Mahadevapura Zone, a) Consisting of BF+GF+4UF (Four Uppers Floors Only)

2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use. 3. Basement Floor area and Surface area is reserved for car parking shall 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 nearby 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 Stilt floor 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

13. The applicant shall plant at least two trees in the premises. 14.Permission shall be obtained from forest department for cutting trees before the commencement of the work. 15.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

17.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).

frame and displayed and they shall be made available during inspections. 16.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.

18.The building shall be constructed under the supervision of a registered structural engineer. 19.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

20. 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. 21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

competent authority. 22. Drinking water supplied by BWSSB should not be used for the construction activity of the

23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition 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). 24. 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

25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the 26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of

Building bye-laws 2003 shall be ensured. 27. 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.

28. 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. 29. The applicant shall ensure that no inconvenience is caused to the neighbours 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.

30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic

and inorganic waste and should be processed in the Recycling processing unit 300 k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building). 31. The structures with stilts 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 neighbouring property, public roads and

32. Sufficient two wheeler parking shall be provided as per requirement. 33. 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. . 34. Payment of Ground Rent for construction carried out beyond the two years period of plan

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

sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law -35. 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 of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy

36. The Construction or reconstruction of building shall be commenced within a period of two (2) vears from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give

intimation to BBMP 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. 37. The Owner / Developer should submit BWSSB NOC before the issue of Commencement

sanction is deemed cancelled. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

38. In case of any false information, misrepresentation of facts, or pending court cases, the plan

 $1.\;$ Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

Board"should be strictly adhered to . 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 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. 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of

workers engaged by him. 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 workers Welfare Board"

Orders of the BBMP.

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites. 2. List of children workers shall be furnished by the builder / contractor to the Labour Department

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

5. BBMP will not be responsible for any dispute that may arise in respect of property in question. 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.

I	l.	NOC Details		
	SI. No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
	1	KSPCB	CTE-316552, PCB ID. 83731, Dated. 03-01-2020	All the conditions imposed in the letter issued by the Statutory Body should be
	2	BWSSB	Condition imposed to submit the time of issue	adhered to

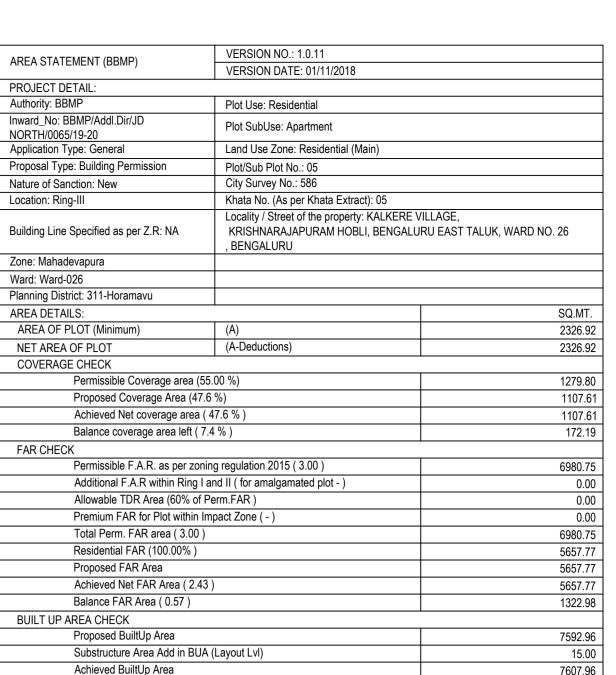
of Commencement Certificate

IV. The Applicant has paid the fees of Rs. 22,41,000/- vide Transaction No. 10463861161

Date.05-06-2020 for the following:-		
1. Licence Fees	:	7,94,271-00
2. Scrutiny fees	:	39,713-00
3. Ground Rent	:	4,68,619-00
3. Betterment Charges		
a) For Building	:	15,216-00
b) for Site	:	46,538-00
Security Deposit	:	7,60,796-00
5. Compound Wall	:	78,800-00
6. Lake Improvement Charges	:	0-00
7. 1% Service Charge on Labour Cess	:	11,909-00
Already paid vide Receipt No. BBMP/29984/CH/19	-20,	
Dated. 04-12-2019	:	34,676-00
Total Rs	:	22,39,361-00

V. The Applicant has paid the Labour Cess fees of Rs. 11,80,000/- vide Transaction No. HDFCR52020031273753700, Date. 12-03-2020.

: 22,40,000-00



Color Notes

COLOR INDEX PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name Block Use Block SubUse Block Structure A (RESIDENTIAL Positivation Appropriate Propriate Accounts Account Residential Apartment Bldg upto 15.0 mt. Ht. R BUILDING) Residentia Required Parking(Table 7a)

(RESIDENTIAL | Residential | Apartment | 50 - 225 |

Parking Check (Table 7b)

ehicle Type	l Re	qa.	Acni	evea
eriicie Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
	54	742.50	60	825.00
r's Car Parking	6	82.50	0	0.00
Car	60	825.00	60	825.00
Vheeler	-	82.50	0	0.00
Parking	-	-	-	746.00
		907.50		1571.00
&Tenement [Details			

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)			Deduct	ions (Area	in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tn (Ne
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.		
SIDENTIAL LDING)	1	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	
nd II:	1	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54
k :A (RES	IDENTI	AL BUILI	DING)											

Floor Name	Gross Builtup Area	From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)			Deduct	ons (Area	in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.		
Terrace Floor	56.22	0.00	56.22	37.60	0.00	18.62	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11
Third Floor	1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11
Second Floor	1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11
First Floor	1202.08	16.55	1185.53	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1155.22	1155.22	11
Ground Floor	1124.13	16.52	1107.61	0.00	6.69	0.00	124.67	0.16	0.00	0.00	976.09	976.09	10
Basement Floor	1626.20	0.00	1626.20	0.00	6.68	0.00	0.00	0.00	74.64	1544.87	0.00	0.00	00
Total:	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54
Total Number of Same Blocks	1												
Total:	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
IRST FLOOR PLAN	1.20 X 4.00 X 2 X 1	9.60	75.16
	1.20 X 3.58 X 1 X 1	4.30	
	1.20 X 3.28 X 5 X 1	19.65	
	1.20 X 3.35 X 1 X 1	4.02	
	1.20 X 3.40 X 2 X 1	8.16	
	1.20 X 3.65 X 1 X 1	4.39	
	1.21 X 3.71 X 1 X 1	4.47	
	1.20 X 3.70 X 2 X 1	8.86	
	1.20 X 3.39 X 2 X 1	8.14	
	1.20 X 2.97 X 1 X 1	3.57	
YPICAL - 2- 4 FLOOR LAN	1.52 X 4.00 X 1 X 3	18.30	286.38
	1.52 X 3.58 X 1 X 3	16.38	
	1.50 X 3.28 X 1 X 3	14.73	
	1.53 X 3.35 X 1 X 3	15.33	
	1.53 X 3.40 X 2 X 3	31.14	
	1.53 X 4.00 X 1 X 3	18.30	
	1.53 X 3.65 X 1 X 3	16.74	
	1.53 X 3.71 X 1 X 3	17.01	
	1.52 X 3.28 X 3 X 3	44.91	
	1.52 X 3.70 X 1 X 3	16.89	
	1.52 X 3.39 X 2 X 3	31.02	
	1.52 X 2.97 X 1 X 3	13.59	
	1.53 X 3.70 X 1 X 3	16.98	
	1.53 X 3.28 X 1 X 3	15.06	
Total	-	-	361.54

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: K SHANKARA MURTHY AND OTHERS, M/s JAI BHARATHI CONSTRUCTION Rp. BY VAYYALA MUNI REDDY Flat no. 112. Ground Floor, Honey Dew apartment, near old age home, Horamavu, Bengaluru - 560043 ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

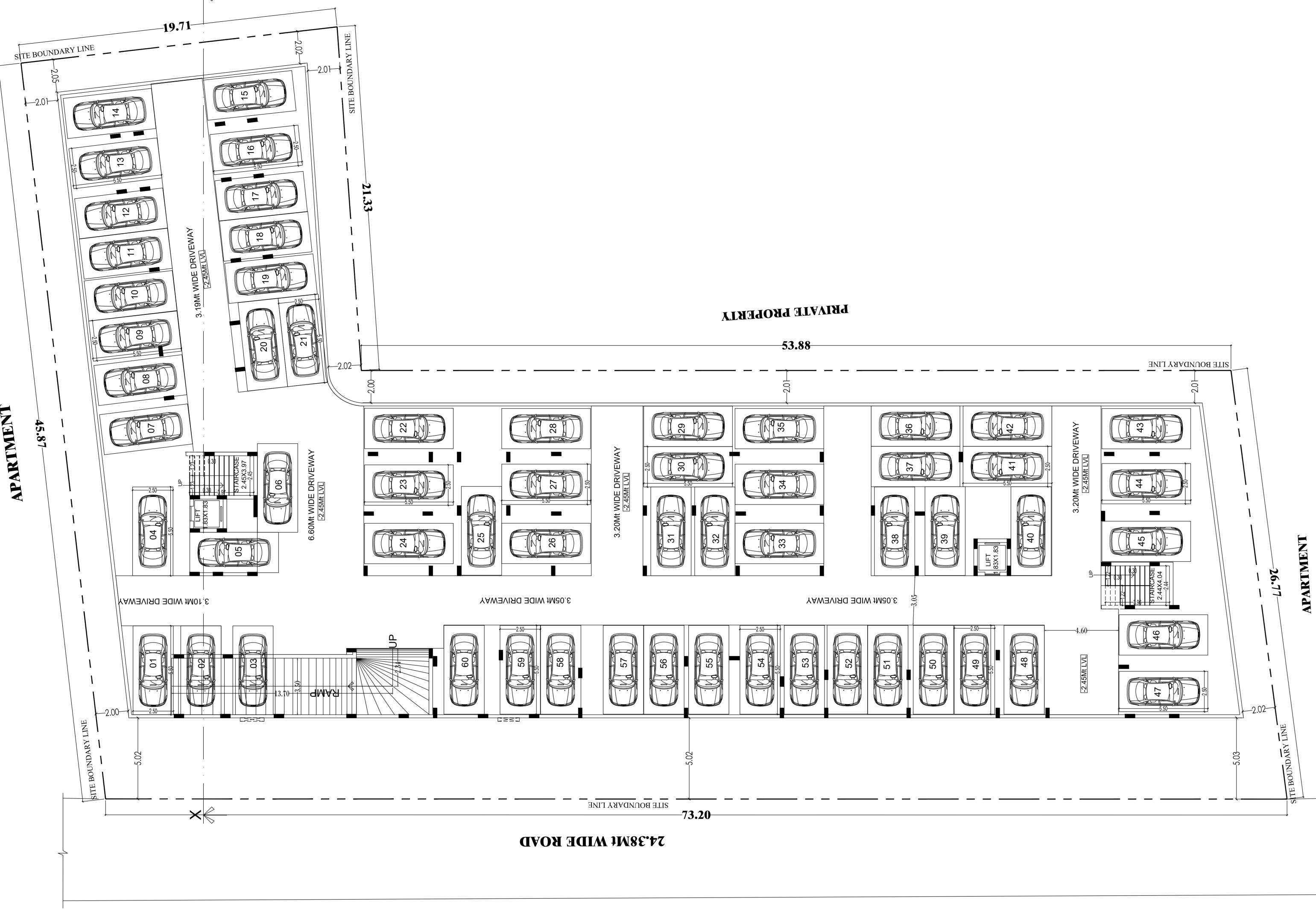
Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th The plans are approved in accordance with the acceptance for Cross, Ashoknagar, B.H.Road. Tumkur BCC/ // /E-1085/92-93 approval by the Commissioner on date: 25/02/2020 vide lp number: BBMP/ADDL.DIR/JDNORTH/0065/19-20 subject to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

NORTH

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING1. at Katha No. 05, Sy No. 586, Kalkere Village, K.R.Puram Hobli, Bengaluru North Taluk, Ward No. 26, Mahadevapura Zone, Bengaluru DRAWING TITLE: SITE PLAN

SHEET NO: 1

UserDefinedMetric (1500.00 x 910.00MM) This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer



BASEMENT FLOOR PLAN, -2.45Mt LEVEL

TOTAL No. OF CAR PARKING - 60 nos.

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
	FIRST FLOOR	FLAT	113.49	102.69	9	
	#01 FIRST FLOOR				9	
	# 02 FIRST FLOOR	FLAT	105.76	95.97		
	# 03	FLAT	105.39	95.64	9	
	FIRST FLOOR # 04	FLAT	116.14	104.69	8	
	FIRST FLOOR # 05	FLAT	71.35	63.00	6	
FIRST FLOOR PLAN	FIRST FLOOR # 06	FLAT	77.97	70.07	7	11
	FIRST FLOOR # 07	FLAT	75.70	68.29	7	
	FIRST FLOOR # 08	FLAT	79.78	71.76	7	
	FIRST FLOOR # 09	FLAT	88.78	79.99	7	
	FIRST FLOOR # 10	FLAT	72.39	65.74	7	
	FIRST FLOOR # 11	FLAT	92.83	83.74	6	
	TYPICAL FLOOR # 01	FLAT	116.81	106.01	9	
	TYPICAL FLOOR # 02	FLAT	107.92	98.13	9	
	TYPICAL FLOOR # 03	FLAT	107.45	97.70	9	
	TYPICAL FLOOR # 04	FLAT	118.60	107.15	8	
	TYPICAL FLOOR # 05	FLAT	72.33	63.99	6	
TYPICAL - 2- 4 FLOOR PLAN	TYPICAL FLOOR # 06	FLAT	79.06	71.15	7	33
	TYPICAL FLOOR # 07	FLAT	76.80	69.39	7	
	TYPICAL FLOOR # 08	FLAT	80.89	72.86	7	
	TYPICAL FLOOR # 09	FLAT	90.08	81.29	7	
	TYPICAL FLOOR # 10	FLAT	73.47	66.83	7	
	TYPICAL FLOOR # 11	FLAT	96.44	87.33	6	
	GROUND FLOOR # 02	FLAT	97.76	83.92	10	
	GROUND FLOOR # 03	FLAT	97.76	87.40	10	
	GROUND FLOOR # 04	FLAT	105.46	93.75	10	
	GROUND FLOOR # 05	FLAT	65.86	57.39	7	
GROUND	GROUND FLOOR # 06	FLAT	73.95	65.63	7	10
FLOOR PLAN	GROUND FLOOR # 07	FLAT	71.62	63.97	7	10
	GROUND FLOOR # 08	FLAT	75.70	67.83	7	
	GROUND	FLΔT	83.08	7/1 66	Q	

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	D3	0.76	2.10	128
A (RESIDENTIAL BUILDING)	D2	0.84	2.10	20
A (RESIDENTIAL BUILDING)	D1	0.91	2.10	199
A (RESIDENTIAL BUILDING)	MD	1.00	2.10	01
A (RESIDENTIAL BUILDING)	MD	1.01	2.10	01
A (RESIDENTIAL BUILDING)	MD	1.07	2.10	52
A (RESIDENTIAL BUILDING)	SD3	1.37	2.10	05
A (RESIDENTIAL BUILDING)	SD2	1.52	2.10	36
A (RESIDENTIAL BUILDING)	SD2	1.53	2.10	04
A (RESIDENTIAL BUILDING)	SD1	2.13	2.10	32
CHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NO
A (RESIDENTIAL BUILDING)	W3	0.61	1.20	113
A (RESIDENTIAL BUILDING)	W2	1.22	1.50	15′
A (RESIDENTIAL BUILDING)	W1	1.83	1.50	16

BBMP/Addl.Dir/JD North/LP/0065/2019-20

I. This Plan Sanction is issued subject to the following conditions

13. The applicant shall plant at least two trees in the premises.

a) Consisting of BF+GF+4UF (Four Uppers Floors Only)

3. Basement Floor area and Surface area is reserved for car parking shall 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.

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

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 Stilt floor for

commencement of the work. 15.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

16.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

case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall 20. Construction or reconstruction of the building should be completed before the expiry of five

21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority. 22. Drinking water supplied by BWSSB should not be used for the construction activity of the

maintained in good condition 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). 24. 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

25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the 26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of

27. 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.

work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours. 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 300 k.g capacity

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

32. Sufficient two wheeler parking shall be provided as per requirement.

33. 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. . 34. Payment of Ground Rent for construction carried out beyond the two years period of plan

35. 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 Orders of the BBMP.

intimation to BBMP 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.

sanction is deemed cancelled. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

and ensure the registration of establishment and workers working at construction site or work place. 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites. 2. List of children workers shall be furnished by the builder / contractor to the Labour Department

3. Employment of child labour in the construction activities strictly prohibited.

5. BBMP will not be responsible for any dispute that may arise in respect of property in question. 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.

SI. No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	KSPCB	CTE-316552, PCB ID. 83731, Dated. 03-01-2020	All the conditions imposed in the letter issued by the Statutory Body should be
2	BWSSB	Condition imposed to submit the time of issue of Commencement Certificate	adhered to

IV. The Applicant has paid the fees of Rs. 22,41,000/- vide Transaction No. 10463861161

Dated. 04-12-2019 Total Rs	:	34,676-00 22,39,361-00
Already paid vide Receipt No. BBMP/29984/CH/19-2	0,	
7. 1% Service Charge on Labour Cess	:	11,909-00
6. Lake Improvement Charges	:	0-00
5. Compound Wall	:	78,800-00
4. Security Deposit	:	7,60,796-00
b) for Site	:	46,538-00
a) For Building	:	15,216-00
3. Betterment Charges		
3. Ground Rent	:	4,68,619-00
2. Scrutiny fees	:	39,713-00
1. Licence Fees	:	7,94,271-00

V. The Applicant has paid the Labour Cess fees of Rs. 11,80,000/- vide Transaction No. HDFCR52020031273753700, Date. 12-03-2020.

Say Rs. : 22,40,000-00

AREA STATEMENT (BBMP) VERSION DATE: 01/11/2018 PROJECT DETAIL: Authority: BBMP Plot Use: Residential Inward No: BBMP/Addl.Dir/JD Plot SubUse: Apartment NORTH/0065/19-20 Land Use Zone: Residential (Main) Application Type: General Proposal Type: Building Permission Plot/Sub Plot No.: 05 Nature of Sanction: New City Survey No.: 586 Khata No. (As per Khata Extract): 05 Locality / Street of the property: KALKERE VILLAGE, Building Line Specified as per Z.R: NA KRISHNARAJAPURAM HOBLI, BENGALURU EAST TALUK, WARD NO. 26 Zone: Mahadevapura Vard: Ward-026 Planning District: 311-Horamavu AREA OF PLOT (Minimum) NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (55.00 % Proposed Coverage Area (47.6 %) Achieved Net coverage area (47.6 % Balance coverage area left (7.4 %) Permissible F.A.R. as per zoning regulation 2015 (3.00 Additional F.A.R within Ring I and II (for amalgamated plot -Allowable TDR Area (60% of Perm.FAR) Premium FAR for Plot within Impact Zone (-Total Perm. FAR area (3.00) Residential FAR (100.00%) Proposed FAR Area Achieved Net FAR Area (2.43 Balance FAR Area (0.57) BUILT UP AREA CHECK Proposed BuiltUp Area

Color Notes

COLOR INDEX PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)

Achieved BuiltUp Area

Substructure Area Add in BUA (Layout Lvl

EXISTING (To be demolished) Block USE/SUBUSE Details

Block Name Block Use Block SubUse Block Structure A (RESIDENTIAL Posidential Apparatus 45.0 and Residential Apartment Bldg upto 15.0 mt. Ht. R BUILDING) Kesiderida Required Parking(Table 7a)

(RESIDENTIAL | Residential | Apartment | 50 - 225

Parking Check (Table 7b)

Vehicle Type	Re	qd.	Ach	ieved
verlicie Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	54	742.50	60	825.00
Visitor's Car Parking	6	82.50	0	0.00
Total Car	60	825.00	60	825.00
TwoWheeler	-	82.50	0	0.00
Other Parking	-	-	-	746.00
Total		907.50		1571.00

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)			Deducti	ions (Area	in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnm (No.
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.		
ESIDENTIAL ILDING)	1	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	5
and tal:	1	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54.0
ck :A (RES	IDENTI	AL BUILI	DING)											

Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)				ons (Area	in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
	Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.		
56.22	0.00	56.22	37.60	0.00	18.62	0.00	0.00	0.00	0.00	0.00	0.00	00
1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11
1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11
1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11
1202.08	16.55	1185.53	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1155.22	1155.22	11
1124.13	16.52	1107.61	0.00	6.69	0.00	124.67	0.16	0.00	0.00	976.09	976.09	10
1626.20	0.00	1626.20	0.00	6.68	0.00	0.00	0.00	74.64	1544.87	0.00	0.00	00
7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54
1												
7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54
	Builtup Area 56.22 1222.35 1222.35 1222.35 1202.08 1124.13 1626.20 7675.68	Gross Builtup Area From Gross BUA(Area in Sq.mt.) Cutout Cutout 56.22 0.00 1222.35 16.55 1222.35 16.55 1222.35 16.55 1202.08 16.55 1124.13 16.52 1626.20 0.00 7675.68 82.72	Gross Builtup Area From Gross BUA(Area in Sq.mt.) Total Built Up Area (Sq.mt.) 56.22 0.00 56.22 1222.35 16.55 1205.80 1222.35 16.55 1205.80 1222.35 16.55 1205.80 1222.35 16.55 1205.80 1202.08 16.55 1185.53 1124.13 16.52 1107.61 1626.20 0.00 1626.20 7675.68 82.72 7592.96	Gross Builtup Area From Gross BUA(Area in Sq.mt.) Total Built Up Area (Sq.mt.) 56.22 0.00 56.22 37.60 1222.35 16.55 1205.80 0.00 1222.35 16.55 1205.80 0.00 1222.35 16.55 1205.80 0.00 1222.35 16.55 1205.80 0.00 1202.08 16.55 1185.53 0.00 1124.13 16.52 1107.61 0.00 1626.20 0.00 1626.20 0.00 7675.68 82.72 7592.96 37.60	Gross Builtup Area From Gross BUA(Area in Sq.mt.) Total Built Up Area (Sq.mt.) 56.22 0.00 56.22 37.60 0.00 1222.35 16.55 1205.80 0.00 6.69 1222.35 16.55 1205.80 0.00 6.69 1222.35 16.55 1205.80 0.00 6.69 1222.35 16.55 1205.80 0.00 6.69 1202.08 16.55 1185.53 0.00 6.69 1124.13 16.52 1107.61 0.00 6.69 1626.20 0.00 1626.20 0.00 6.68 7675.68 82.72 7592.96 37.60 40.13	Gross Builtup Area From Gross BUA(Area in Sq.mt.) Total Built Up Area (Sq.mt.) Deduction 56.22 0.00 56.22 37.60 0.00 18.62 1222.35 16.55 1205.80 0.00 6.69 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 1202.08 16.55 1107.61 0.00 6.69 0.00 124.13 16.52 1107.61 0.00 6.69 0.00 1626.20 0.00 1626.20 0.00 6.68 0.00 7675.68 82.72 7592.96 37.60 40.13 18.62	Gross Builtup Area From Gross BUA(Area in Sq.mt.) Total Built Up Area (Sq.mt.) StairCase Lift Machine Void Machine 56.22 0.00 56.22 37.60 0.00 18.62 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 1222.35 16.55 1107.61 0.00 6.69 0.00 23.46 1222.35 16.55 1185.53 0.00 6.69 0.00 23.46 1202.08 16.55 1185.53 0.00 6.69 0.00 124.67 1626.20 0.00 16.69 0.00 124.67 1626.20 0	Gross Builtup Area From Gross BUA(Area in Sq.mt.) Total Built Up Area (Sq.mt.) StairCase Lift Machine Void Void Machine Substructure 56.22 0.00 56.22 37.60 0.00 18.62 0.00 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 1202.08 16.55 1185.53 0.00 6.69 0.00 23.46 0.16 1124.13 16.52 1107.61 0.00 6.69 0.00	Gross Builtup Area From Gross BUA(Area in Sq.mt.) Total Built Up Area (Sq.mt.) Deductions (Area in Sq.mt.) 56.22 0.00 56.22 37.60 0.00 18.62 0.00 0.00 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 0.00 1222.35 16.55 1185.53 0.00 6.69 0.00 23.46 0.16 0.00 1202.08 16.55 1185.53 0.00 6.69 0.00 124.67 0.16 0.00 1626.20 0.00 <td>Gross Builtup Area From Gross BUJA(Area in Sq.mt.) Total Built Up Area (Sq.mt.) Deductions (Area in Sq.mt.) 56.22 0.00 56.22 37.60 0.00 18.62 0.00 <t< td=""><td>Gross Builtup Area (Sq.mt.) From Gross BUA/Area (Sq.mt.) Total Built Up Area (Sq.mt.) Deductions (Area in Sq.mt.) Proposed FAR Area (Sq.mt.) Proposed FAR Area (Sq.mt.) 56.22 0.00 56.22 37.60 0.00 18.62 0.00 1175.49 0.16 0.00 0.00 1175.49 0.00 123.46 0.16 0.00 0.00 1175.49 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 0.00 0.00 1175.49 0.00 1222.35 0.16 0.00 0.00 1175.49 0.00 0.00<td> From Gross Builtup Area Sq.mt. Cutout StairCase Lift Lift Machine Void Substructure Ramp Parking Resi. Far Area (Sq.mt.) Far Area (Sq.mt.)</td></td></t<></td>	Gross Builtup Area From Gross BUJA(Area in Sq.mt.) Total Built Up Area (Sq.mt.) Deductions (Area in Sq.mt.) 56.22 0.00 56.22 37.60 0.00 18.62 0.00 <t< td=""><td>Gross Builtup Area (Sq.mt.) From Gross BUA/Area (Sq.mt.) Total Built Up Area (Sq.mt.) Deductions (Area in Sq.mt.) Proposed FAR Area (Sq.mt.) Proposed FAR Area (Sq.mt.) 56.22 0.00 56.22 37.60 0.00 18.62 0.00 1175.49 0.16 0.00 0.00 1175.49 0.00 123.46 0.16 0.00 0.00 1175.49 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 0.00 0.00 1175.49 0.00 1222.35 0.16 0.00 0.00 1175.49 0.00 0.00<td> From Gross Builtup Area Sq.mt. Cutout StairCase Lift Lift Machine Void Substructure Ramp Parking Resi. Far Area (Sq.mt.) Far Area (Sq.mt.)</td></td></t<>	Gross Builtup Area (Sq.mt.) From Gross BUA/Area (Sq.mt.) Total Built Up Area (Sq.mt.) Deductions (Area in Sq.mt.) Proposed FAR Area (Sq.mt.) Proposed FAR Area (Sq.mt.) 56.22 0.00 56.22 37.60 0.00 18.62 0.00 1175.49 0.16 0.00 0.00 1175.49 0.00 123.46 0.16 0.00 0.00 1175.49 0.00 1222.35 16.55 1205.80 0.00 6.69 0.00 23.46 0.16 0.00 0.00 1175.49 0.00 1222.35 0.16 0.00 0.00 1175.49 0.00 0.00 <td> From Gross Builtup Area Sq.mt. Cutout StairCase Lift Lift Machine Void Substructure Ramp Parking Resi. Far Area (Sq.mt.) Far Area (Sq.mt.)</td>	From Gross Builtup Area Sq.mt. Cutout StairCase Lift Lift Machine Void Substructure Ramp Parking Resi. Far Area (Sq.mt.) Far Area (Sq.mt.)

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.00 X 2 X 1	9.60	75.16
	1.20 X 3.58 X 1 X 1	4.30	
	1.20 X 3.28 X 5 X 1	19.65	
	1.20 X 3.35 X 1 X 1	4.02	
	1.20 X 3.40 X 2 X 1	8.16	
	1.20 X 3.65 X 1 X 1	4.39	
	1.21 X 3.71 X 1 X 1	4.47	
	1.20 X 3.70 X 2 X 1	8.86	
	1.20 X 3.39 X 2 X 1	8.14	
	1.20 X 2.97 X 1 X 1	3.57	
TYPICAL - 2- 4 FLOOR PLAN	1.52 X 4.00 X 1 X 3	18.30	286.38
	1.52 X 3.58 X 1 X 3	16.38	
	1.50 X 3.28 X 1 X 3	14.73	
	1.53 X 3.35 X 1 X 3	15.33	
	1.53 X 3.40 X 2 X 3	31.14	
	1.53 X 4.00 X 1 X 3	18.30	
	1.53 X 3.65 X 1 X 3	16.74	
	1.53 X 3.71 X 1 X 3	17.01	
	1.52 X 3.28 X 3 X 3	44.91	
	1.52 X 3.70 X 1 X 3	16.89	
	1.52 X 3.39 X 2 X 3	31.02	
	1.52 X 2.97 X 1 X 3	13.59	
	1.53 X 3.70 X 1 X 3	16.98	
	1.53 X 3.28 X 1 X 3	15.06	
Total	-	-	361.54

The plans are approved in accordance with the acceptance for

conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue. OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: K SHANKARA MURTHY AND OTHERS, M/s JAI BHARATHI CONSTRUCTION Rp. BY VAYYALA MUNI REDDY Flat no. 112, Ground Floor, Honey Dew apartment, near old age home, Horamavu, Bengaluru - 560043

/SUPERVISOR 'S SIGNATURE Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/ E-1085/92-93 approval by the Commissioner on date: 25/02/2020 vide lp number: BBMP/ADDL.DIR/JDNORTH/0065/19-20 subject to terms and

> PROJECT TITLE:
> PROPOSED RESIDENTIAL APARTMENT BUILDING1. at Katha No. 05, Sy No. 586, Kalkere Village, K.R.Puram Hobli, Bengaluru North Taluk, Ward No. 26, Mahadevapura Zone, Bengaluru

SHEET NO: 2

NORTH

UserDefinedMetric (1500.00 x 910.00MM)

1. Sanction is accorded for the Proposed Residential Apartment Building at Katha No. 05, Sy No. 586, Kalkere Village, K.R.Puram Hobli, Bengaluru North Taluk, Ward No. 26, Mahadevapura Zone,

2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

demolished after the construction.

6. The applicant shall construct temporary toilets for the use of construction workers and it should be 7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

The debris shall be removed and transported to nearby 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.

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

14.Permission shall be obtained from forest department for cutting trees before the frame and displayed and they shall be made available during inspections.

second instance and cancel the registration if the same is repeated for the third time. 17.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). 18.The building shall be constructed under the supervision of a registered structural engineer. 19.On completion of foundation or footings before erection of walls on the foundation and in the

years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

23. The applicant shall ensure that the Rain Water Harvesting Structures are provided &

Building bye-laws 2003 shall be ensured.

28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building. 29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the

installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building). 31. The structures with stilts 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 neighbouring property, public roads and

sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law -

approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy 36. The Construction or reconstruction of building shall be commenced within a period of two (2) vears from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give

37. The Owner / Developer should submit BWSSB NOC before the issue of Commencement 38. In case of any false information, misrepresentation of facts, or pending court cases, the plan

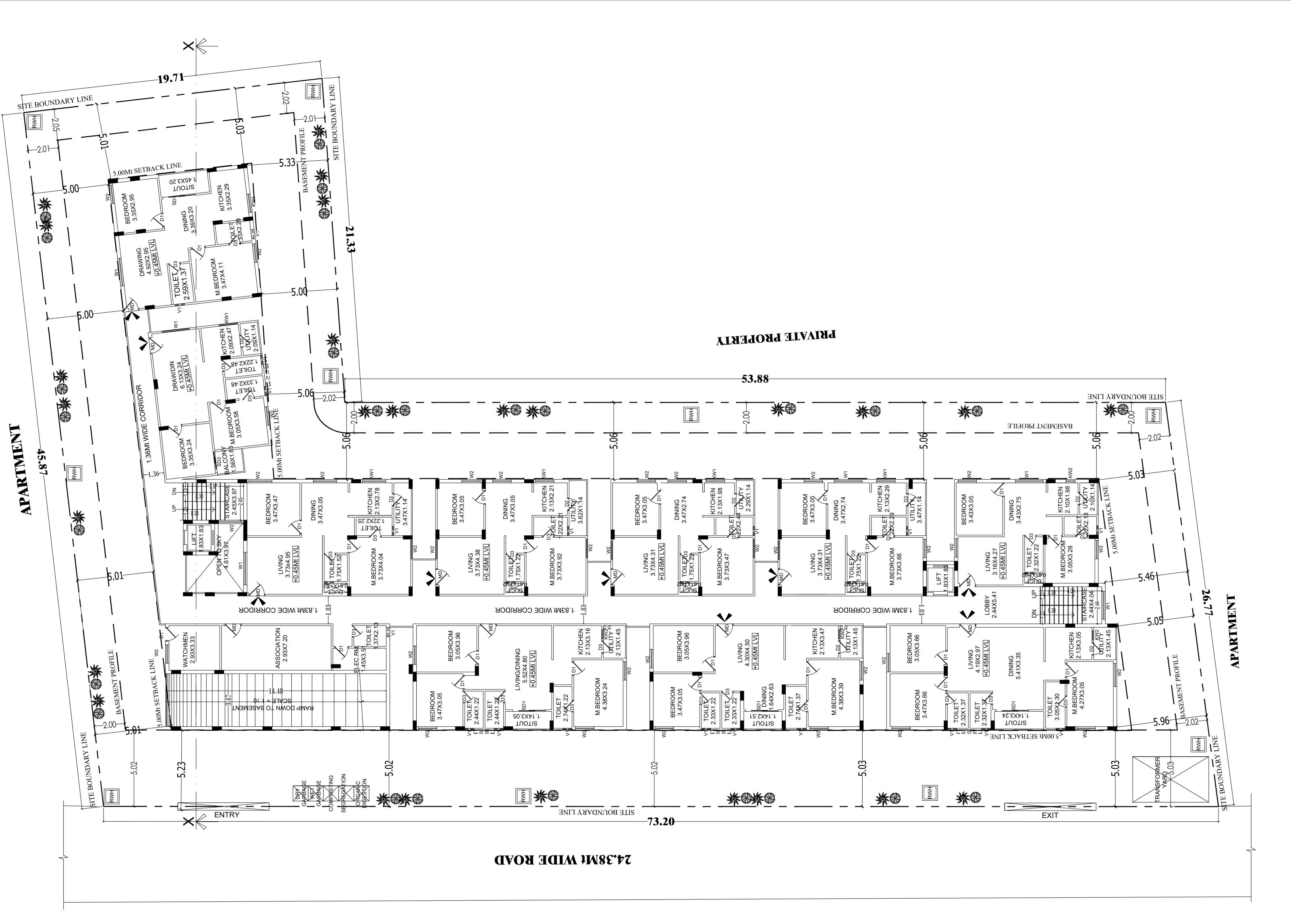
(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

Board"should be strictly adhered to . 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 same shall also be submitted to the concerned local Engineer in order to inspect the establishment

workers engaged by him. 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 workers Welfare Board"

4. Obtaining NOC from the Labour Department before commencing the construction work is a

SI. No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
	KSPCB	CTE-316552, PCB ID. 83731, Dated. 03-01-2020	All the conditions impose in the letter issued by the Statutory Body should be
2	BWSSB	Condition imposed to submit the time of issue of Commencement Certificate	adhered to



GROUND FLOOR PLAN, +0.45Mt LEVEL TOTAL No. OF UNITS - 10nos.

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	SCHEDULE OF JO	OINERY:			
	FIRST FLOOR # 01	FLAT	113.49	102.69	9					1:=:=:=	
	FIRST FLOOR	FLAT	105.76	95.97	9		BLOCK NAME A (RESIDENTIAL	NAME	LENGTH	HEIGHT	N
	# 02 FIRST FLOOR	FLAT	105.39	95.64	9		BUILDING) A (RESIDENTIAL	D3	0.76	2.10	1
	# 03 FIRST FLOOR	FLAT	116.14	104.69	8		BUILDING)	D2	0.84	2.10	
	# 04 FIRST FLOOR						A (RESIDENTIAL BUILDING)	D1	0.91	2.10	1
FIRST FLOOR	# 05 FIRST FLOOR	FLAT	71.35	63.00	6		A (RESIDENTIAL BUILDING)	MD	1.00	2.10	
PLAN	# 06 FIRST FLOOR	FLAT	77.97	70.07	7	11	A (RESIDENTIAL	MD	1.01	2.10	
	# 07	FLAT	75.70	68.29	7		BUILDING) A (RESIDENTIAL	MD			
	FIRST FLOOR # 08	FLAT	79.78	71.76	7		BUILDING) A (RESIDENTIAL		1.07	2.10	,
	FIRST FLOOR # 09	FLAT	88.78	79.99	7		BUILDING)	SD3	1.37	2.10	1
	FIRST FLOOR # 10	FLAT	72.39	65.74	7		A (RESIDENTIAL BUILDING)	SD2	1.52	2.10	;
	FIRST FLOOR	FLAT	92.83	83.74	6		A (RESIDENTIAL BUILDING)	SD2	1.53	2.10	(
	TYPICAL FLOOR # 01	FLAT	116.81	106.01	9		A (RESIDENTIAL BUILDING)	SD1	2.13	2.10	;
	TYPICAL	FLAT	107.92	98.13	9		SCHEDULE OF J	OINERY:	1		<u> </u>
	FLOOR # 02 TYPICAL	FLAT	107.45	97.70	9					1	
	FLOOR # 03 TYPICAL	FLAT	118.60	107.15	8		BLOCK NAME A (RESIDENTIAL	NAME	LENGTH	HEIGHT	N
	FLOOR # 04 TYPICAL						BUILDING) A (RESIDENTIAL	W3	0.61	1.20	1
TYPICAL - 2-	FLOOR # 05 TYPICAL	FLAT	72.33	63.99	6		BUILDING)	W2	1.22	1.50	1
4 FLOOR PLAN		FLAT	79.06	71.15	7	33	A (RESIDENTIAL BUILDING)	W1	1.83	1.50	
	FLOOR # 07	FLAT	76.80	69.39	7						
	TYPICAL FLOOR # 08	FLAT	80.89	72.86	7						
	TYPICAL FLOOR # 09	FLAT	90.08	81.29	7						
	TYPICAL FLOOR # 10	FLAT	73.47	66.83	7						
	TYPICAL FLOOR # 11	FLAT	96.44	87.33	6						
	GROUND FLOOR # 02	FLAT	97.76	83.92	10						
	GROUND	FLAT	97.76	87.40	10						
	FLOOR # 03 GROUND	FLAT	105.46	93.75	10						
	FLOOR # 04 GROUND	FLAT	65.86	57.39	7						
	FLOOR # 05 GROUND										
GROUND FLOOR PLAN	FLOOR # 06 GROUND	FLAT	73.95	65.63	7	10					
	FLOOR # 07 GROUND	FLAT	71.62	63.97	7						
	FLOOR # 08	FLAT	75.70	67.83	7						
	GROUND FLOOR # 09	FLAT	83.98	74.66	8						
	GROUND FLOOR # 10	FLAT	68.45	61.98	8						
	GROUND FLOOR # 11	FLAT	79.56	70.72	7						
Total:	-	-	4879.22	4394.31	409	54					

UserDefinedMetric (1500.00 x 910.00MM)

BBMP/Addl.Dir/JD North/LP/0065/2019-20

I. This Plan Sanction is issued subject to the following conditions

a) Consisting of BF+GF+4UF (Four Uppers Floors Only) 2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.

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.

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 nearby 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 Stilt floor for

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

14.Permission shall be obtained from forest department for cutting trees before the commencement of the work. 15.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. 16.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. 17.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).

18. The building shall be constructed under the supervision of a registered structural engineer. 19.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

20. 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.

23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition 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). 24. 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

25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the

26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured. 27. The applicant shall provide at least one common toilet in the ground floor for the use of the

28. 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. 29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of

work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours. 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 300 k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).

31. The structures with stilts 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades. 33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high

34. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law -

approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

of the foundation. Otherwise the plan sanction deemed cancelled. 37. The Owner / Developer should submit BWSSB NOC before the issue of Commencement

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM

construction site with the "Karnataka Building and Other Construction workers Welfare

3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of

workers engaged by him. 4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites. 2. List of children workers shall be furnished by the builder / contractor to the Labour Department

5. BBMP will not be responsible for any dispute that may arise in respect of property in question. 6. In case if the documents submitted in respect of property in question is found to be false or

Date.05-06-2020 for the following:-		
1. Licence Fees	:	7,94,271-00
2. Scrutiny fees	:	39,713-00
3. Ground Rent	:	4,68,619-00
3. Betterment Charges		
a) For Building	:	15,216-00
b) for Site	:	46,538-00
4. Security Deposit	:	7,60,796-00
5. Compound Wall	:	78,800-00
6. Lake Improvement Charges	:	0-00
7. 1% Service Charge on Labour Cess	:	11,909-00
Already paid vide Receipt No. BBMP/29984/Ch	H/19-20,	
Dated. 04-12-2019	:	34,676-00
Tota	IRs :	22,39,361-00

V. The Applicant has paid the Labour Cess fees of Rs. 11,80,000/- vide Transaction No.

DEA CTATEMENT (DDMD)	VERSION NO.: 1.0.11	
REA STATEMENT (BBMP)	VERSION DATE: 01/11/2018	
ROJECT DETAIL:	•	
uthority: BBMP	Plot Use: Residential	
nward_No: BBMP/Addl.Dir/JD IORTH/0065/19-20	Plot SubUse: Apartment	
pplication Type: General	Land Use Zone: Residential (Main)	
roposal Type: Building Permission	Plot/Sub Plot No.: 05	
lature of Sanction: New	City Survey No.: 586	
ocation: Ring-III	Khata No. (As per Khata Extract): 05	
uilding Line Specified as per Z.R: NA	Locality / Street of the property: KALKERE N KRISHNARAJAPURAM HOBLI, BENGALU , BENGALURU	
one: Mahadevapura		
Vard: Ward-026		
lanning District: 311-Horamavu		
REA DETAILS:	•	SQ.MT.
AREA OF PLOT (Minimum)	(A)	2326.92
NET AREA OF PLOT	(A-Deductions)	2326.92
COVERAGE CHECK	•	
Permissible Coverage area (5	55.00 %)	1279.80
Proposed Coverage Area (47	.6 %)	1107.61
Achieved Net coverage area	(47.6 %)	1107.61
Balance coverage area left (7.4 %)	172.19
FAR CHECK		
Permissible F.A.R. as per zor	ning regulation 2015 (3.00)	6980.75
Additional F.A.R within Ring I	and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of	Perm.FAR)	0.00
Premium FAR for Plot within	Impact Zone (-)	0.00
Total Perm. FAR area (3.00		6980.75
Residential FAR (100.00%)		5657.77
Proposed FAR Area		5657.77
Achieved Net FAR Area (2.4	3)	5657.77
Balance FAR Area (0.57)		1322.98
BUILT UP AREA CHECK		
Proposed BuiltUp Area		7592.96
Substructure Area Add in BU	A (Layout LvI)	15.00
Achieved BuiltUp Area		7607.96

Color Notes

COLOR INDEX PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished) Block USE/SUBUSE Details

Block Name Block Use Block SubUse Block Structure A (RESIDENTIAL Building Academy A Bildough 45 0 a Residential Apartment Bldg upto 15.0 mt. Ht. R BUILDING) Residential Required Parking(Table 7a)

Parking Check (Table 7b)

 Vehicle Type
 Reqd.
 Achieved

 No.
 Area (Sq.mt.)
 No.
 Area (Sq.mt.)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)			Deduct	ons (Area	in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tn (Ne
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.		
SIDENTIAL LDING)	1	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	
nd II:	1	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54
k :A (RESI	IDENTI	AL BUILI	DING)											

Floor Name	Gross Builtup Area	From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)			Deduct	ons (Area	in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.		
Terrace Floor	56.22	0.00	56.22	37.60	0.00	18.62	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11
Third Floor	1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11
Second Floor	1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11
First Floor	1202.08	16.55	1185.53	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1155.22	1155.22	11
Ground Floor	1124.13	16.52	1107.61	0.00	6.69	0.00	124.67	0.16	0.00	0.00	976.09	976.09	10
Basement Floor	1626.20	0.00	1626.20	0.00	6.68	0.00	0.00	0.00	74.64	1544.87	0.00	0.00	00
Total:	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54
Total Number of Same Blocks	1												
Total:	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.00 X 2 X 1	9.60	75.16
	1.20 X 3.58 X 1 X 1	4.30	
	1.20 X 3.28 X 5 X 1	19.65	
	1.20 X 3.35 X 1 X 1	4.02	
	1.20 X 3.40 X 2 X 1	8.16	
	1.20 X 3.65 X 1 X 1	4.39	
	1.21 X 3.71 X 1 X 1	4.47	
	1.20 X 3.70 X 2 X 1	8.86	
	1.20 X 3.39 X 2 X 1	8.14	
	1.20 X 2.97 X 1 X 1	3.57	
TYPICAL - 2- 4 FLOOR PLAN	1.52 X 4.00 X 1 X 3	18.30	286.38
	1.52 X 3.58 X 1 X 3	16.38	
	1.50 X 3.28 X 1 X 3	14.73	
	1.53 X 3.35 X 1 X 3	15.33	
	1.53 X 3.40 X 2 X 3	31.14	
	1.53 X 4.00 X 1 X 3	18.30	
	1.53 X 3.65 X 1 X 3	16.74	
	1.53 X 3.71 X 1 X 3	17.01	
	1.52 X 3.28 X 3 X 3	44.91	
	1.52 X 3.70 X 1 X 3	16.89	
	1.52 X 3.39 X 2 X 3	31.02	
	1.52 X 2.97 X 1 X 3	13.59	
	1.53 X 3.70 X 1 X 3	16.98	
	1.53 X 3.28 X 1 X 3	15.06	
Total	-	-	361.54

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: K SHANKARA MURTHY AND OTHERS, M/s JAI BHARATHI CONSTRUCTION Rp. BY VAYYALA MUNI REDDY Flat no. 112, Ground Floor, Honey Dew apartment, near old age home, Horamavu, Bengaluru - 560043

DRAWING TITLE: GROUND FLOOR PLAN

1. Sanction is accorded for the Proposed Residential Apartment Building at Katha No. 05, Sy No. 586, Kalkere Village, K.R.Puram Hobli, Bengaluru North Taluk, Ward No. 26, Mahadevapura Zone,

3. Basement Floor area and Surface area is reserved for car parking shall not be converted for any 4. Development charges towards increasing the capacity of water supply, sanitary and power main

demolished after the construction.

6. The applicant shall construct temporary toilets for the use of construction workers and it should be 7. The applicant shall INSURE all workmen involved in the construction work against any accident /

installation of telecom equipment and also to make provisions for telecom services as per Bye-law

13. The applicant shall plant at least two trees in the premises.

21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority. 22. Drinking water supplied by BWSSB should not be used for the construction activity of the

1893-2002 published by the Bureau of Indian Standards making the building resistant to

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.

construction and that the construction activities shall stop before 10.00 PM and shall not resume the

32. Sufficient two wheeler parking shall be provided as per requirement. rise structures which shall be got approved from the Competent Authority if necessary. .

35. 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

36. The Construction or reconstruction of building shall be commenced within a period of two (2) vears from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP 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

38. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 $1.\;$ Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the

Board"should be strictly adhered to . 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 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.

worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

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

fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SI. No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	KSPCB	CTE-316552, PCB ID. 83731, Dated. 03-01-2020	All the conditions imposed in the letter issued by the Statutory Body should be
2	BWSSB	Condition imposed to submit the time of issue of Commencement Certificate	adhered to

: 22,40,000-00

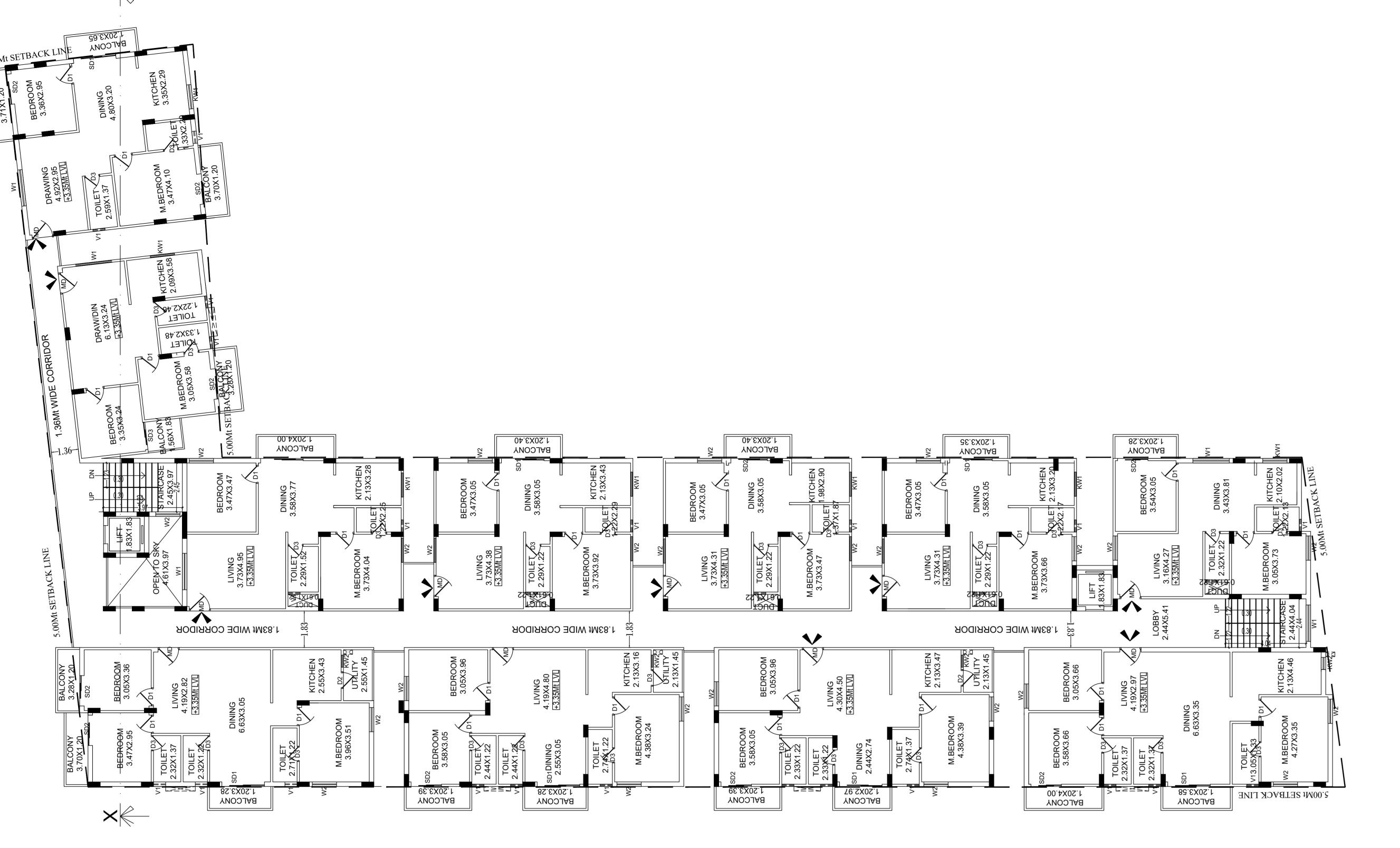
HDFCR52020031273753700, Date. 12-03-2020.

/SUPERVISOR 'S SIGNATURE Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th The plans are approved in accordance with the acceptance for Cross, Ashoknagar, B.H.Road. Tumkur BCC/ E-1085/92-93 approval by the Commissioner on date: 25/02/2020 vide lp number: BBMP/ADDL.DIR/JDNORTH/0065/19-20 subject to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue. PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING1. at Katha No. 05, Sy No. 586, Kalkere Village, K.R.Puram Hobli, Bengaluru North Taluk, Ward No. 26, Mahadevapura Zone, Bengaluru

NORTH

SHEET NO: 3

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer



FIRST FLOOR PLAN, +3.35Mt LEVEL TOTAL No. OF UNITS - 11nos.

1.50X3.28 1.50X3.28

1.52X3.58

1.83Mt WIDE CORRIDOR

1.52X4.00

UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	SCHEDULE OF J	OINERY:	
	FIRST FLOOR # 01	FLAT	113.49	102.69	9		BLOCK NAME	NAME	$\overline{}$
	FIRST FLOOR # 02	FLAT	105.76	95.97	9		A (RESIDENTIAL BUILDING)	D3	\dagger
	FIRST FLOOR # 03	FLAT	105.39	95.64	9		A (RESIDENTIAL	D2	\dagger
	FIRST FLOOR # 04	FLAT	116.14	104.69	8		BUILDING) A (RESIDENTIAL	D1	+
	FIRST FLOOR # 05	FLAT	71.35	63.00	6		BUILDING) A (RESIDENTIAL		+
3	FIRST FLOOR # 06	FLAT	77.97	70.07	7	11	BUILDING) A (RESIDENTIAL	MD	4
	FIRST FLOOR # 07	FLAT	75.70	68.29	7		BUILDING) A (RESIDENTIAL	MD	4
	FIRST FLOOR # 08	FLAT	79.78	71.76	7		BUILDING)	MD	4
	FIRST FLOOR # 09	FLAT	88.78	79.99	7		A (RESIDENTIAL BUILDING)	SD3	
	FIRST FLOOR # 10	FLAT	72.39	65.74	7		A (RESIDENTIAL BUILDING)	SD2	
	FIRST FLOOR # 11	FLAT	92.83	83.74	6		A (RESIDENTIAL BUILDING)	SD2	T
	TYPICAL FLOOR # 01	FLAT	116.81	106.01	9		A (RESIDENTIAL BUILDING)	SD1	T
	TYPICAL FLOOR # 02	FLAT	107.92	98.13	9		SCHEDULE OF J	OINERY:	
	TYPICAL FLOOR # 03	FLAT	107.45	97.70	9		BLOCK NAME	NAME	Т
	TYPICAL FLOOR # 04	FLAT	118.60	107.15	8		A (RESIDENTIAL BUILDING)	W3	†
	TYPICAL FLOOR # 05	FLAT	72.33	63.99	6		A (RESIDENTIAL BUILDING)	W2	†
٨N	TYPICAL FLOOR # 06	FLAT	79.06	71.15	7	33	A (RESIDENTIAL	W1	\dagger
	TYPICAL FLOOR # 07	FLAT	76.80	69.39	7		BUILDING)		_
	TYPICAL FLOOR # 08	FLAT	80.89	72.86	7				
	TYPICAL FLOOR # 09	FLAT	90.08	81.29	7				
	TYPICAL FLOOR # 10	FLAT	73.47	66.83	7				
	TYPICAL FLOOR # 11	FLAT	96.44	87.33	6				
	GROUND FLOOR # 02	FLAT	97.76	83.92	10				
	GROUND FLOOR # 03	FLAT	97.76	87.40	10				
	GROUND FLOOR # 04	FLAT	105.46	93.75	10				
	GROUND FLOOR # 05	FLAT	65.86	57.39	7				
	GROUND FLOOR # 06	FLAT	73.95	65.63	7	40			
	GROUND FLOOR # 07	FLAT	71.62	63.97	7	10			
	GROUND FLOOR # 08	FLAT	75.70	67.83	7				
	GROUND FLOOR # 09	FLAT	83.98	74.66	8				
	GROUND					1			

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	D3	0.76	2.10	128
A (RESIDENTIAL BUILDING)	D2	0.84	2.10	20
A (RESIDENTIAL BUILDING)	D1	0.91	2.10	199
A (RESIDENTIAL BUILDING)	MD	1.00	2.10	01
A (RESIDENTIAL BUILDING)	MD	1.01	2.10	01
A (RESIDENTIAL BUILDING)	MD	1.07	2.10	52
A (RESIDENTIAL BUILDING)	SD3	1.37	2.10	05
A (RESIDENTIAL BUILDING)	SD2	1.52	2.10	36
A (RESIDENTIAL BUILDING)	SD2	1.53	2.10	04
A (RESIDENTIAL BUILDING)	SD1	2.13	2.10	32
SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	W3	0.61	1.20	113
A (RESIDENTIAL BUILDING)	W2	1.22	1.50	151
501251110)				

1.83 1.50 16

BBMP/Addl.Dir/JD North/LP/0065/2019-20 I. This Plan Sanction is issued subject to the following conditions

- 1. Sanction is accorded for the Proposed Residential Apartment Building at Katha No. 05, Sy No. 586, Kalkere Village, K.R.Puram Hobli, Bengaluru North Taluk, Ward No. 26, Mahadevapura Zone,
- a) Consisting of BF+GF+4UF (Four Uppers Floors Only) 2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use. 3. Basement Floor area and Surface area is reserved for car parking shall not be converted for any
- 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 nearby 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 Stilt floor 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
- 14.Permission shall be obtained from forest department for cutting trees before the commencement of the work. 15.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.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

13. The applicant shall plant at least two trees in the premises.

- 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. 17.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). 18.The building shall be constructed under the supervision of a registered structural engineer.
- 19.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 20. 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. 21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the
- competent authority. 22. Drinking water supplied by BWSSB should not be used for the construction activity of the 23. The applicant shall ensure that the Rain Water Harvesting Structures are provided &
- maintained in good condition 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). 24. 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
- 25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the 26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of
- Building bye-laws 2003 shall be ensured. 27. 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.
- 28. 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. 29. The applicant shall ensure that no inconvenience is caused to the neighbours 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. 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic
- installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building). 31. The structures with stilts 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 neighbouring property, public roads and

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

and inorganic waste and should be processed in the Recycling processing unit 300 k.g capacity

- 32. Sufficient two wheeler parking shall be provided as per requirement. 33. 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. . 34. Payment of Ground Rent for construction carried out beyond the two years period of plan
- sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye Law -35. 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
- of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP. 36. The Construction or reconstruction of building shall be commenced within a period of two (2) vears from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP 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. 37. The Owner / Developer should submit BWSSB NOC before the issue of Commencement 38. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013
- $1.\;$ Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
- 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 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.
- workers engaged by him. 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 workers Welfare Board"

3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of

- 1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites. 2. List of children workers shall be furnished by the builder / contractor to the Labour Department
- 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
- 5. BBMP will not be responsible for any dispute that may arise in respect of property in question. 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.

ı	l.	NOC Details		
	SI. No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
	1	KSPCB	CTE-316552, PCB ID. 83731, Dated. 03-01-2020	All the conditions imposed in the letter issued by the Statutory Body should be
	2	BWSSB	Condition imposed to submit the time of issue of Commencement Certificate	adhered to

IV. The Applicant has paid the fees of Rs. 22,41,000/- vide Transaction No. 10463861161

Date.05-06-2020 for the following:-			
1. Licence Fees		:	7,94,271-00
2. Scrutiny fees		:	39,713-00
3. Ground Rent		:	4,68,619-00
3. Betterment Charges			
a) For Building		:	15,216-00
b) for Site		:	46,538-00
4. Security Deposit		:	7,60,796-00
5. Compound Wall		:	78,800-00
6. Lake Improvement Charges		:	0-00
7. 1% Service Charge on Labour Cess		:	11,909-00
Already paid vide Receipt No. BBMP/299	984/CH/19-20	,	
Dated. 04-12-2019		:	34,676-00
	Total Rs	:	22,39,361-00

V. The Applicant has paid the Labour Cess fees of Rs. 11,80,000/- vide Transaction No. HDFCR52020031273753700, Date. 12-03-2020.

REA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
TETOTT (BBMI)	VERSION DATE: 01/11/2018	
ROJECT DETAIL:		
uthority: BBMP	Plot Use: Residential	
ward_No: BBMP/Addl.Dir/JD ORTH/0065/19-20	Plot SubUse: Apartment	
pplication Type: General	Land Use Zone: Residential (Main)	
roposal Type: Building Permission	Plot/Sub Plot No.: 05	
ature of Sanction: New	City Survey No.: 586	
ocation: Ring-III	Khata No. (As per Khata Extract): 05	
uilding Line Specified as per Z.R: NA	Locality / Street of the property: KALKERE V KRISHNARAJAPURAM HOBLI, BENGALU , BENGALURU	
one: Mahadevapura		
/ard: Ward-026		
lanning District: 311-Horamavu		
REA DETAILS:	•	SQ.MT.
AREA OF PLOT (Minimum)	(A)	2326.92
NET AREA OF PLOT	(A-Deductions)	2326.92
COVERAGE CHECK	•	
Permissible Coverage area (5	55.00 %)	1279.80
Proposed Coverage Area (47	.6 %)	1107.61
Achieved Net coverage area	(47.6 %)	1107.61
Balance coverage area left (7.4 %)	172.19
FAR CHECK		
Permissible F.A.R. as per zor	ing regulation 2015 (3.00)	6980.75
Additional F.A.R within Ring I	and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of	Perm.FAR)	0.00
Premium FAR for Plot within	mpact Zone (-)	0.00
Total Perm. FAR area (3.00)		6980.75
Residential FAR (100.00%)		5657.77
Proposed FAR Area		5657.77
Achieved Net FAR Area (2.4	3)	5657.77
Balance FAR Area (0.57)		1322.98
BUILT UP AREA CHECK		
Proposed BuiltUp Area		7592.96
Substructure Area Add in BU	A (Layout LvI)	15.00
Achieved BuiltUp Area		7607.96

Color Notes COLOR INDEX

> PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained)

EXISTING (To be demolished) Block USE/SUBUSE Details

Block Name Block Use Block SubUse Block Structure Residential Apartment Bldg upto 15.0 mt. Ht. R BUILDING) Residential

Parking Check (Table 7b)

 Vehicle Type
 Reqd.
 Achieved

 No.
 Area (Sq.mt.)
 No.
 Area (Sq.mt.)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)			Deduct	ions (Area	in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tn (N
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.		
A (RESIDENTIAL BUILDING)	1	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	
Grand Total:	1	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54

Deductions

Floor Name	Gross Builtup Area	From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)				ons (Area	in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
errace oor	56.22	0.00	56.22	37.60	0.00	18.62	0.00	0.00	0.00	0.00	0.00	0.00	00	
ourth oor	1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11	
nird oor	1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11	
econd oor	1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11	
rst oor	1202.08	16.55	1185.53	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1155.22	1155.22	11	
round oor	1124.13	16.52	1107.61	0.00	6.69	0.00	124.67	0.16	0.00	0.00	976.09	976.09	10	
asement oor	1626.20	0.00	1626.20	0.00	6.68	0.00	0.00	0.00	74.64	1544.87	0.00	0.00	00	
otal:	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54	
otal umber Same ocks	1													
otal:	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.00 X 2 X 1	9.60	75.16
	1.20 X 3.58 X 1 X 1	4.30	
	1.20 X 3.28 X 5 X 1	19.65	
	1.20 X 3.35 X 1 X 1	4.02	
	1.20 X 3.40 X 2 X 1	8.16	
	1.20 X 3.65 X 1 X 1	4.39	
	1.21 X 3.71 X 1 X 1	4.47	
	1.20 X 3.70 X 2 X 1	8.86	
	1.20 X 3.39 X 2 X 1	8.14	
	1.20 X 2.97 X 1 X 1	3.57	
TYPICAL - 2- 4 FLOOR PLAN	1.52 X 4.00 X 1 X 3	18.30	286.38
	1.52 X 3.58 X 1 X 3	16.38	
	1.50 X 3.28 X 1 X 3	14.73	
	1.53 X 3.35 X 1 X 3	15.33	
	1.53 X 3.40 X 2 X 3	31.14	
	1.53 X 4.00 X 1 X 3	18.30	
	1.53 X 3.65 X 1 X 3	16.74	
	1.53 X 3.71 X 1 X 3	17.01	
	1.52 X 3.28 X 3 X 3	44.91	
	1.52 X 3.70 X 1 X 3	16.89	
	1.52 X 3.39 X 2 X 3	31.02	
	1.52 X 2.97 X 1 X 3	13.59	
	1.53 X 3.70 X 1 X 3	16.98	
	1.53 X 3.28 X 1 X 3	15.06	
Total	-	-	361.54

The plans are approved in accordance with the acceptance for approval by the Commissioner on date: 25/02/2020 vide lp number: BBMP/ADDL.DIR/JDNORTH/0065/19-20 subject to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

SIGNATÚRE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: K SHANKARA MURTHY AND OTHERS, M/s JAI BHARATHI CONSTRUCTION Rp. BY VAYYALA MUNI REDDY Flat no. 112, Ground Floor, Honey Dew apartment, near old age home, Horamavu, Bengaluru - 560043

NORTH

OWNER / GPA HOLDER'S

/SUPERVISOR 'S SIGNATURE Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING1. at Katha No. 05,
Sy No. 586, Kalkere Village, K.R.Puram Hobli, Bengaluru North Taluk,
Ward No. 26, Mahadevapura Zone, Bengaluru DRAWING TITLE: FIRST FLOOR PLAN AND TYPICAL 2ND TO 4TH FLOOR PLAN SHEET NO: 4

TYPICAL SECOND, THIRD & FOURTH FLOOR PLAN, +6.25Mt, +9.15Mt, +12.05Mt LEVEL TOTAL No. OF UNITS - 11X03 = 33nos.

BALCONY

1.83Mt WIDE CORRIDOR

1.52X3.28

1.83Mt WIDE CORRIDOR

82.8X22.1

BALCONY

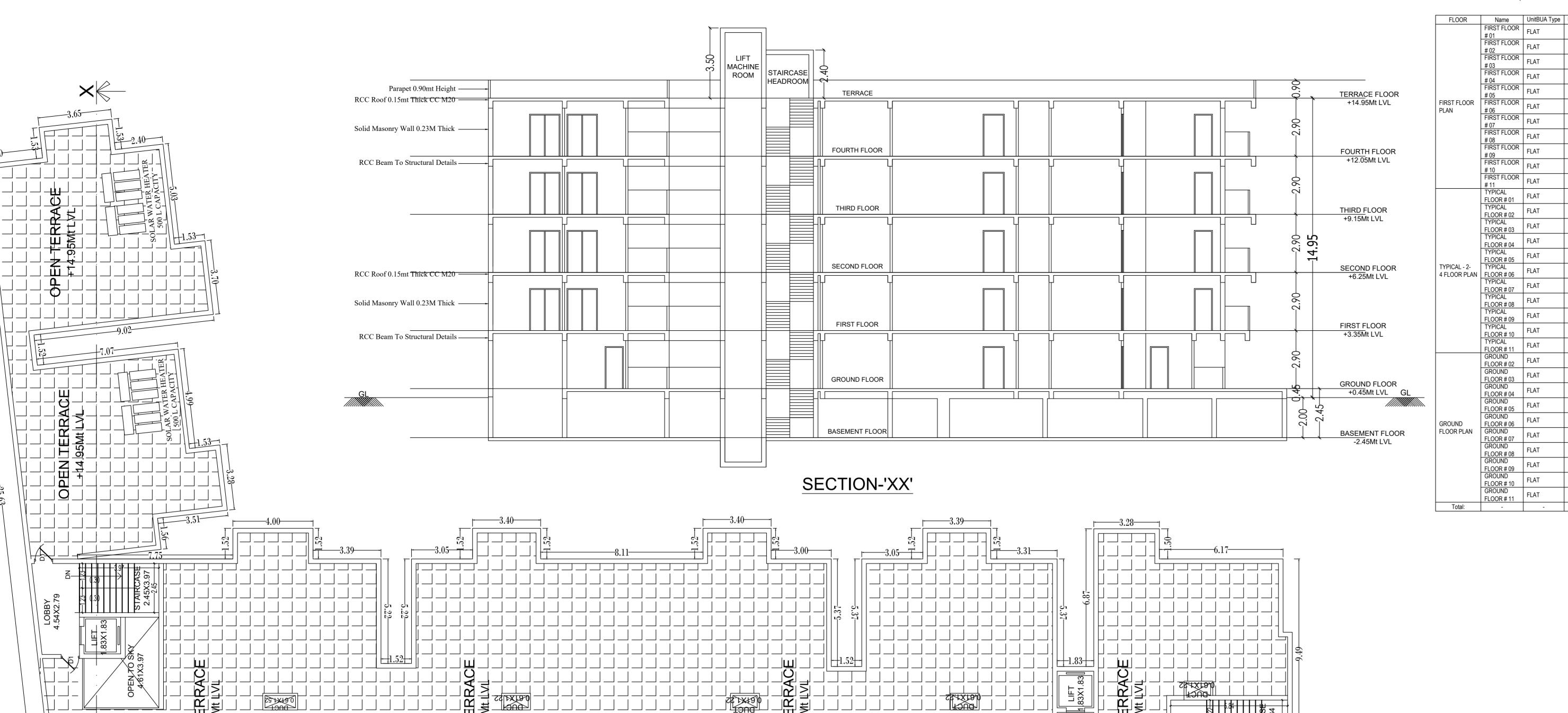
1.52X3.39

BALCONY

1.52X3.39

BALCONY

BALCONY



TERRACE PLAN, +14.95Mt LEVEL

UserDefinedMetric (1500.00 x 910.00MM)



UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

BUILDING)	SD1	2.13	2.10	32
SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	W3	0.61	1.20	113
A (RESIDENTIAL BUILDING)	W2	1.22	1.50	151
A (RESIDENTIAL BUILDING)	W1	1.83	1.50	16

113.49 102.69

105.76 95.97

105.39 95.64

116.14 104.69

71.35 63.00

75.70 68.29

79.78 71.76

88.78 79.99

72.39 65.74

116.81 106.01

107.92 98.13

107.45 97.70

118.60 107.15

72.33 63.99

79.06 71.15

76.80 69.39

80.89 72.86

90.08 81.29

73.47 66.83

96.44 87.33

97.76 83.92

97.76 87.40

105.46 93.75

65.86 57.39

73.95 65.63

71.62 63.97

75.70 67.83

83.98 74.66

79.56 70.72

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	D3	0.76	2.10	128
A (RESIDENTIAL BUILDING)	D2	0.84	2.10	20
A (RESIDENTIAL BUILDING)	D1	0.91	2.10	199
A (RESIDENTIAL BUILDING)	MD	1.00	2.10	01
A (RESIDENTIAL BUILDING)	MD	1.01	2.10	01
A (RESIDENTIAL BUILDING)	MD	1.07	2.10	52
A (RESIDENTIAL BUILDING)	SD3	1.37	2.10	05
A (RESIDENTIAL BUILDING)	SD2	1.52	2.10	36
A (RESIDENTIAL BUILDING)	SD2	1.53	2.10	04
A (RESIDENTIAL BUILDING)	SD1	2.13	2.10	32
SCHEDULE OF	JOINERY:			
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL	W3	0.61	1 20	113

BBMP/Addl.Dir/JD North/LP/0065/2019-20 I. This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Proposed Residential Apartment Building at Katha No. 05, Sy No. 586, Kalkere Village, K.R.Puram Hobli, Bengaluru North Taluk, Ward No. 26, Mahadevapura Zone,

a) Consisting of BF+GF+4UF (Four Uppers Floors Only) 2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use. 3. Basement Floor area and Surface area is reserved for car parking shall 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 nearby 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 Stilt floor 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

13. The applicant shall plant at least two trees in the premises. 14.Permission shall be obtained from forest department for cutting trees before the commencement of the work. 15.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. 16.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. 17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties

18. The building shall be constructed under the supervision of a registered structural engineer. 19.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

and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

20. 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. 21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

22. Drinking water supplied by BWSSB should not be used for the construction activity of the 23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition 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).

24. 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

25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the 26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.

27. 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.

28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building. 29. The applicant shall ensure that no inconvenience is caused to the neighbours 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. 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic

installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building). 31. The structures with stilts 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

and inorganic waste and should be processed in the Recycling processing unit 300 k.g capacity

32. Sufficient two wheeler parking shall be provided as per requirement. 33. 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. . 34. Payment of Ground Rent for construction carried out beyond the two years period of plan

sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law -35. 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 of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy

Orders of the BBMP. 36. The Construction or reconstruction of 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 intimation to BBMP 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.

38. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM

37. The Owner / Developer should submit BWSSB NOC before the issue of Commencement

(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 . Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of

Board"should be strictly adhered to . 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 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.

workers engaged by him. 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 workers Welfare Board"

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites. 2. List of children workers shall be furnished by the builder / contractor to the Labour Department

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

BBMP will not be responsible for any dispute that may arise in respect of property in question. 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.

NOC Details Sl. No Name of the Statutory Reference No. & Date Conditions Imposed CTE-316552, PCB ID. 83731, Dated. All the conditions imposed in the letter issued by the Statutory Body should be Condition imposed to submit the time of issue of Commencement Certificate

IV. The Applicant has paid the fees of Rs. 22,41,000/- vide Transaction No. 10463861161 Date.05-06-2020 for the following:-

22,40,000-00

7,94,271-00 Licence Fees 39,713-00 2. Scrutiny fees 4,68,619-00 Ground Rent 3. Betterment Charges a) For Building 15,216-00 46,538-00 b) for Site 7,60,796-00 Security Deposit 78,800-00 Compound Wall 6. Lake Improvement Charges 7. 1% Service Charge on Labour Cess 11,909-00 Already paid vide Receipt No. BBMP/29984/CH/19-20, Dated. 04-12-2019 34,676-00 22,39,361-00

V. The Applicant has paid the Labour Cess fees of Rs. 11,80,000/- vide Transaction No. HDFCR52020031273753700, Date. 12-03-2020.

AREA STATEMENT (BBMP) VERSION DATE: 01/11/2018 PROJECT DETAIL: Plot Use: Residential Authority: BBMP Inward No: BBMP/Addl.Dir/JD Plot SubUse: Apartment NORTH/0065/19-20 Land Use Zone: Residential (Main) Application Type: General Proposal Type: Building Permission Plot/Sub Plot No.: 05 Nature of Sanction: New City Survey No.: 586 Khata No. (As per Khata Extract): 05 Locality / Street of the property: KALKERE VILLAGE, KRISHNARAJAPURAM HOBLI, BENGALURU EAST TALUK, WARD NO. 26 Building Line Specified as per Z.R: NA Zone: Mahadevapura Vard: Ward-026 Planning District: 311-Horamavu AREA OF PLOT (Minimum) NET AREA OF PLOT Permissible Coverage area (55.00 % Proposed Coverage Area (47.6 %) Achieved Net coverage area (47.6 % Balance coverage area left (7.4 %) Permissible F.A.R. as per zoning regulation 2015 (3.00 Additional F.A.R within Ring I and II (for amalgamated plot -Allowable TDR Area (60% of Perm.FAR) Premium FAR for Plot within Impact Zone (Total Perm. FAR area (3.00) Residential FAR (100.00%) Proposed FAR Area Achieved Net FAR Area (2.4 Balance FAR Area (0.57) BUILT UP AREA CHECK Proposed BuiltUp Area Substructure Area Add in BUA (Layout Lvl

Color Notes

COLOR INDEX

PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished)

Block USE/SUBUSE Details

Achieved BuiltUp Area

Block Name Block Use Block SubUse Block Structure Residential Apartment Bldg upto 15.0 mt. Ht. R BUILDING) Residential 7.55.....

Parking Check (Table 7b)

 Vehicle Type
 Reqd.
 Achieved

 No.
 Area (Sq.mt.)
 No.
 Area (Sq.mt.)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)			Deducti	ons (Area	in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.		
A RESIDENTIAL BUILDING)	1	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54
Grand Total:	1	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54.00
ock :A (RES	IDENTI	AL BUILI	DING)											

Floor Name	Gross Builtup Area	Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)			Froposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)					
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.		
Terrace Floor	56.22	0.00	56.22	37.60	0.00	18.62	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11
Third Floor	1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11
Second Floor	1222.35	16.55	1205.80	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1175.49	1175.49	11
First Floor	1202.08	16.55	1185.53	0.00	6.69	0.00	23.46	0.16	0.00	0.00	1155.22	1155.22	11
Ground Floor	1124.13	16.52	1107.61	0.00	6.69	0.00	124.67	0.16	0.00	0.00	976.09	976.09	10
Basement Floor	1626.20	0.00	1626.20	0.00	6.68	0.00	0.00	0.00	74.64	1544.87	0.00	0.00	00
Total:	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54
Total Number of Same Blocks	1												
Total:	7675.68	82.72	7592.96	37.60	40.13	18.62	218.51	0.80	74.64	1544.87	5657.78	5657.78	54

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.00 X 2 X 1	9.60	75.16
	1.20 X 3.58 X 1 X 1	4.30	
	1.20 X 3.28 X 5 X 1	19.65	
	1.20 X 3.35 X 1 X 1	4.02	
	1.20 X 3.40 X 2 X 1	8.16	
	1.20 X 3.65 X 1 X 1	4.39	
	1.21 X 3.71 X 1 X 1	4.47	
	1.20 X 3.70 X 2 X 1	8.86	
	1.20 X 3.39 X 2 X 1	8.14	
	1.20 X 2.97 X 1 X 1	3.57	
TYPICAL - 2- 4 FLOOR PLAN	1.52 X 4.00 X 1 X 3	18.30	286.38
	1.52 X 3.58 X 1 X 3	16.38	
	1.50 X 3.28 X 1 X 3	14.73	
	1.53 X 3.35 X 1 X 3	15.33	
	1.53 X 3.40 X 2 X 3	31.14	
	1.53 X 4.00 X 1 X 3	18.30	
	1.53 X 3.65 X 1 X 3	16.74	
	1.53 X 3.71 X 1 X 3	17.01	
	1.52 X 3.28 X 3 X 3	44.91	
	1.52 X 3.70 X 1 X 3	16.89	
	1.52 X 3.39 X 2 X 3	31.02	
	1.52 X 2.97 X 1 X 3	13.59	
	1.53 X 3.70 X 1 X 3	16.98	
	1.53 X 3.28 X 1 X 3	15.06	
Total	-	-	361.54

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: K SHANKARA MURTHY AND OTHERS, M/s JAI BHARATHI CONSTRUCTION Rp. BY VAYYALA MUNI REDDY Flat no. 112, Ground Floor, Honey Dew apartment, near old age home, Horamavu, Bengaluru - 560043 /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th The plans are approved in accordance with the acceptance for Cross, Ashoknagar, B.H.Road. Tumkur BCC/ // E-1085/92-93 approval by the Commissioner on date: 25/02/2020 vide lp number: BBMP/ADDL.DIR/JDNORTH/0065/19-20 subject to terms and

> No. 586, Kalkere Village, K.R.Puram Hobli, Bengaluru North Taluk, Ward No. 26, Mahadevapura Zone, Bengaluru RAWING TITLE: TERRACE FLOOR PLAN, SECTION &

PROPOSED RESIDENTIAL APARTMENT BUILDING1. at Katha No. 05, Sy

conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

NORTH

ELEVATION SHEET NO: 5

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer