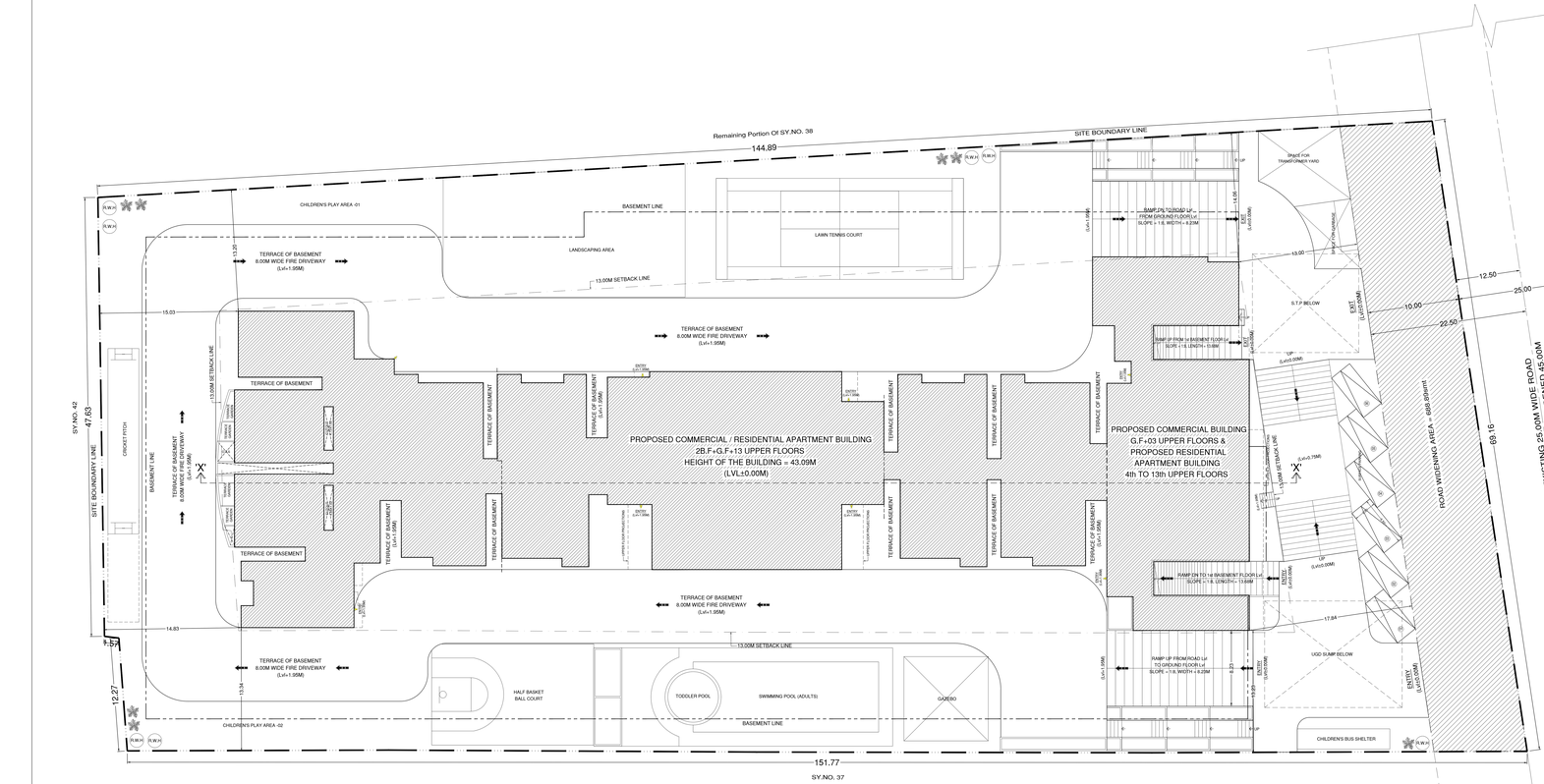
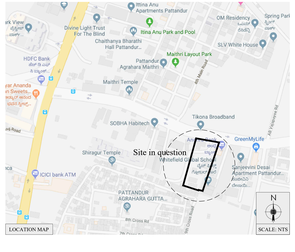
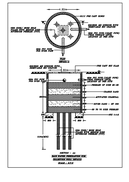






Block :A (RESIDENTIAL)

Floor Name	Gross Built-up Area (Sq.mt.)	Deductions (Area of Open Area, Ramp, Kitchen Area) (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	Tenement Nos	Carpet Area after deduct Tenement
		Common	Exclusive		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial				
Terrace Floor	170.82	0.00	170.82	170.82	0.00	0.00	67.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	00	0.00
Stilt Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
First Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
Second Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
Third Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
Fourth Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
Fifth Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
Sixth Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
Seventh Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
Eighth Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
Ninth Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
Tenth Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
Eleventh Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
Twelfth Floor	2246.69	62.01	2184.68	2246.69	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.70	0.00	2007.70	2007.70	20	0.00
Terrace Floor	2326.76	123.26	2203.50	2326.76	0.00	38.49	0.00	119.81	0.75	0.00	0.00	1928.46	410.29	2344.50	16	0.00	
Stilt Floor	2326.76	123.26	2203.50	2326.76	0.00	38.49	0.00	119.81	0.75	0.00	0.00	1928.46	410.29	2344.50	16	0.00	
First Floor	3480.27	453.36	3026.91	3480.27	0.00	38.49	0.00	155.23	0.75	0.00	0.00	1342.60	480.99	1823.21	13	100.07	
Second Floor	2936.95	22.90	2913.95	2936.95	0.00	38.49	0.00	275.54	0.75	0.00	0.00	1929.92	242.50	2172.22	13	434.00	
Third Floor	5485.54	0.00	5485.54	5485.54	0.00	38.49	0.00	56.29	0.00	146.28	6213.00	32.28	0.00	32.28	05	17.33	
Second Floor	5491.39	0.00	5491.39	5491.39	0.00	38.49	0.00	53.61	0.00	146.28	6220.91	32.10	0.00	32.10	05	17.33	
Terrace Floor	4229.95	1345.62	4389.23	123.52	363.24	47.00	1661.76	9.80	262.06	1243.11	2172.54	1664.98	2072.91	236	588.07	
Total Residential Area Block	42239.85	1345.62	43894.23	123.52	363.24	47.00	1661.76	9.80	262.06	1243.11	27072.84	1664.98	2072.91	236	588.07	
Total	42239.85	1345.62	43894.23	123.52	363.24	47.00	1661.76	9.80	262.06	1243.11	27072.84	1664.98	2072.91	236	588.07	

FAR &Tenement Details

Block	No. of Floors	Gross Built Up Area (Sq.mt.)	Deduction From Gross Built Up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	Tenement Nos	Carpet Area after deduct Tenement
			Common	Exclusive		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial				
A (RESIDENTIAL)	14	42239.85	1345.62	43894.23	123.52	363.24	47.00	1661.76	9.80	262.06	1243.11	27072.84	1664.98	2072.91	236	588.07		
Grand Total		42239.85	1345.62	43894.23	123.52	363.24	47.00	1661.76	9.80	262.06	1243.11	27072.84	1664.98	2072.91	236	588.07		

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".

Note:

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 of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of children below in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
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.

ii. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Airport Authority of India	BIAL/SOU/774/BIDD/19/08/302 Dated: 04-06-2019	All the conditions imposed in the NOC issued by the respective Body should be adhered to
2	BWL	DEAN/BANAC HRB/S-11/2019-20/01 Dated: 29-08-2019 BG-41, Dated: 24/04/2019	
3	Fire Force Department	KSFES/NOC/2/2019 Dated No. KSFES/NOC/234/2019 Dated: 24/12/2019	
4	BWSSB	BWSSB/EIC/CE(S)/ACE(S)-2/DCE(M)-VI/AE(M-VI)/BOM/2019-20 Dated: 24/01/2020	
5	BESCOM	CE(U)/SE(U)/EE(U)/AE(U) 2/19-20/487/1-73 Dated: 07/02/2020	
6	KSPCB	CTE-318/21, PCB ID: 84777 dated: 01-07-2020	
7	NOC for Lift	Lift-MUM-CON-2019-20 - 11-12-2019	

iii. The Applicant has paid the Sanction Fee/ PT / IRTGS Transaction No. BBMP/9648/CH/19-20 dated: 21-01-2020 for the following:-

1. Licence Fees & Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No. 52173/2019 (LB-BMP) dated: 16-12-2019	:	21,40,350.00
2. Deposit Rent (High Court Stay vide WP No. 52173/2019 (LB-BMP) dated: 16-12-2019	:	Court Stay
3. Security Deposit (Refundable) - a) For Building - b) Sty Tax	:	99,937.00 1,19,953.00
4. Infrastructure Tax (Rs. 25/Sqm payment as per order of the Hon'ble High Court vide W.P.No.52173/2019 (LB-BMP) dated: 16-12-2019	:	10,97,600.00
5. Plan copy charges	:	86,000.00
6. Compound Wall Charges	:	10,000.00
7. Lake Improvement Charges	:	2,39,989.00
8. 1% Service Charge on Labour Cess (Court Stay)	:	Court Stay
	TOTAL :	**43,93,828.00**
	Say Rs :	**43,94,000.00**

9. Labour Cess : High Court Stay vide WP No. 52173/2019 (LB-BMP) dated: 16-12-2019

Approval Date : 27/11/2019

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/7751/CH/19-20	BBMP/7751/CH/19-20	21238.0	Online	90070000	28/11/2019	
	No.		Year		Amount (INR)	05:02 PM	
	15		Society Fee		21238.0	Cash	

BBMP/ADDL.DIR/JD CENTRAL/0013/2019-20

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment and Commercial Building at khata No. 3205, Sy. No. 38, Pattandur,Agrahara Village, K.R. PURAM HOBLI, Ward No. 93, Whitefield Sub-Division Mahadevapura Zone, Bengaluru.
2. Site area is **1.77 acres** and **Built Up Area is 43,894.23 Sq.mt.**
3. Sanction is accorded for **Residential Apartment and Commercial** only. The use of the building shall not be deviated to any other use.
4. Provision of Water and Surface area reserved for car parking shall not be converted for any other purpose.
5. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
6. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
7. The applicant shall construct temporary toilets for the use of construction workers and it shall be maintained in hygienic condition.
8. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
9. The applicant shall not stack any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
10. The applicant shall provide adequate drinking water, flushing water, sanitary facilities and the common facility areas, which shall be accessible to all the tenants and occupants.
11. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (Sta) S). code laying 3.00 mts. from the building within the premises.
12. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per the GO No. 401.
13. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
14. The applicant shall plant at least two trees in the premises.
15. Permission to be obtained from forest department for cutting trees before the commencement of the work.
16. 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.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to 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. 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. 316) under sub section(1) & sub to (3).
19. The building shall be constructed under the supervision of a registered structural engineer.
20. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the column "COMMENCEMENT CERTIFICATE" has to be obtained.
21. 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.
22. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
23. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
24. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
25. The height of the building shall be restricted as per the Bye-laws and National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
26. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the premises.
27. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building Bye-laws 2003 shall be ensured.
28. 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 ramp with a gradient not exceeding one metre in twelve for easy entry.
29. 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.
30. 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.
31. Segregating waste generating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 100 k.g. capacity installed at site for its-reuse / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
32. The structures with basements shall be designed for structural stability and safety to ensure that the excavation does not affect the structural stability of neighbouring buildings, roads, 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. Sufficient two wheeler parking shall be provided as per requirement.
34. The Structural Stability of the building shall be certified by Structural Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35. The Owner / Association of high/rise building shall obtain clearance certificate from Fire Forces Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the concerned Jurisdictional Fire station for renewal of the permission issued once in two years.
36. The Owner / Association of high rise building shall ensure that the lifts installed by empanelled agencies of the Fire Forces Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Forces Department every year.
37. The Owner / Association of high/rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
38. The Owner / Association of the high/rise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
39. The Owner / Association of high/rise building 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-2003.
40. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior permission in writing from the BBMP and shall ensure that the building is constructed in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to the Jurisdictional Town Planner for inspection of the building under the intimation 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.
42. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
43. If the interim order stayed in W.P.No. 52173/2019 (LB-BBMP), gets vacated, the applicant shall abide to the cut come of the final order of the Hon'ble High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which shall be intimated / reported to this office.
44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
45. The Applicant / Owner / Developer shall plant one tree for ai sites measuring 180 Sqm upto 240 Sqm 3(minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq. m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
46. 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 (Proceedings/ Noot6ing) Letter No. LD05LET2013, dated: 01.04.2013

1. Registration of Applicant / Builder / 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 working in the site to the concerned Labour Inspector. The NOC 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.

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.11 VERSION DATE: 01/11/2018
PROJECT DETAIL		
Authority: BBMP		Plot Use: Residential
Inward_No: BBMP/9648/CH/19-20 (CENTRAL)0013/19-20		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 3205
Nature of Sanction: New		Khata No. (As per Khata Extract): 3205
Location: Ring-III		Locality / Street of the property: Pattandur agrahara village, K.R. Puram Hobli, Bangalore.
Building Line Specified as per Z.R. NA		
Zone: Mahadevara CZ		
Ward: Ward - 093 (C)		
Planning District: 215-Whitefield		
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7699.16
Deduction for NetPlot Area		
Road Widening Area		688.89
Total		688.89
NET AREA OF PLOT	(A-Deductions)	6910.27
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4455.13
Proposed Coverage Area (37.67 %)		2606.39
Achieved Net coverage area (37.67 %)		2606.39
Balance coverage area left (12.33 %)		1848.74
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		20730.42
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)		20730.48
Residential FAR (94.27%)		27072.84
Commercial FAR (5.73%)		1664.98
Proposed FAR Area		28737.82
Achieved Net FAR Area (2.58)		28737.82
Balance FAR Area (0.31)		58.64
BUILT UP AREA CHECK		
Proposed BuiltUp Area		43895.23
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		43895.23

Color Notes

COLOR INDEX

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

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
A (RESIDENTIAL)	D2	0.75	2.10	1381
A (RESIDENTIAL)	D1	0.90	2.10	1028
A (RESIDENTIAL)	D3	1.10	2.10	268

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
A (RESIDENTIAL)	V	1.00	0.90	531
A (RESIDENTIAL)	W2	1.22	1.80	10
A (RESIDENTIAL)	W1	1.52	1.80	1519
A (RESIDENTIAL)	W1	1.80	1.80	68

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.92 X 3.01 X 1 X 1	2.47	2.47
SECOND FLOOR PLAN	0.90 X 2.05 X 1 X 1	2.23	4.50
	0.92 X 3.01 X 1 X 1	2.47	
THIRD FLOOR PLAN	0.90 X 2.05 X 1 X 1	2.23	4.50
	0.92 X 3.01 X 1 X 1	2.47	
FOURTH FLOOR PLAN	0.90 X 2.05 X 2 X 1	4.50	12.34
	0.90 X 3.01 X 1 X 1	3.25	
	0.92 X 3.01 X 1 X 1	2.47	
TYPICAL – 5 TO FOUR PLAN	0.90 X 2.05 X 2 X 9	41.94	55.42
	0.90 X 3.01 X 1 X 9	29.25	
	0.92 X 3.01 X 1 X 9	22.23	
Total :	-	-	115.87

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.(Unit)	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	256	-
	Commercial	Retail Shop	>3	32	1664.98	1	33	-
	Total :	-	-	-	-	-	289	321

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	289	3473.75	321	4413.75
Visitor's Car Parking	26	357.50	0	0.00
Total Car	315	4331.25	321	4413.75
TwoWheeler	-	412.50	0	0.00
Other Parking	-	-	-	8182.88
Total	-	4743.75	-	12596.61

SCALE : 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s S V Infra Holdings Ltd rep by M D Kotapati Jaranthana Rao, Kondu Mathurudhan Rao & G. Nageswara Rao (GPA Holder for) C.R.Gurupraseth alias P.C.Gurubaran # 402, Ashwini Heights, VAL 2nd stage, Kothrdi, Indiranagar

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N MIC, Bh nam, Bh cross, S.R. Nagar, Bangalore
E-4289/17-18

PROJECT TITLE :
PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT BUILDN
KATHA NO. 3205, SY NO. 38, PATTANDURU AGRAHARA VILLAGE
K.R. PURAM HOBLI, WHITE FIELD SUB - DIVISION, MAHADEVAPU
ZONE, WARD NO. 93, BANGALORE.

DRAWING TITLE : SITE PLAN

SHEET NO : 1

The plans are approved in accordance with the acceptance for approval by the Commissioner (North) on date: 27/11/2019 - vide lp number: ....BBMP/Addl.Dir/JD..CENTRAL/0013/19-20..... subject to terms and conditions laid down along with this building plan approval.

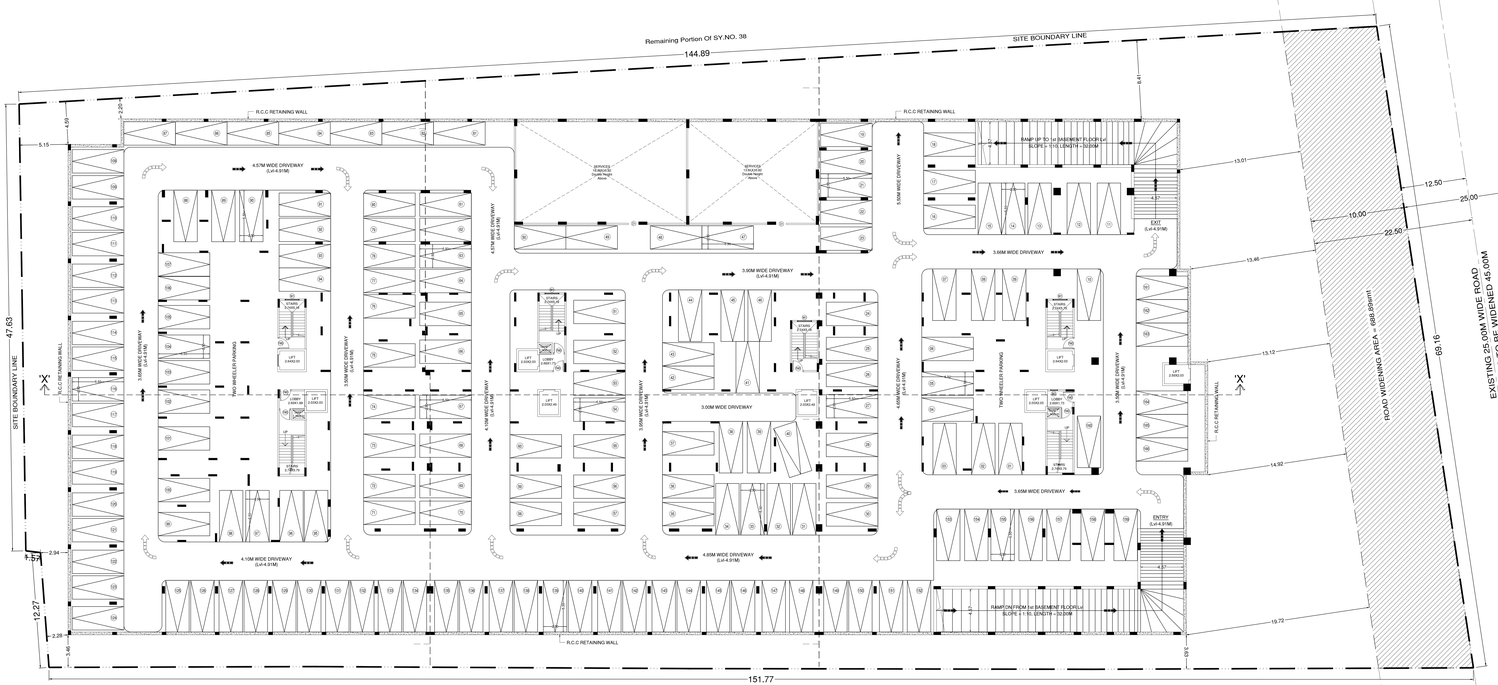
Validity of this approval is two years from the date of issue.

Name: B MAHESH
Designation : Asst Director Town Planning (JDTP)
Organization: BRUHAT BANGALORE MAHANAGARA PALIKE
Date: 01-Sep-2020 16:20:05

NORTH

QR CODE

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



2nd BASEMENT FLOOR PLAN
NO.OF CAR PARKING = 166 Cars

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'.

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in accordance with government norms.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. Failure of any of the conditions mentioned herein shall attract cancellation of the permission.
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.

II NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Airport Authority of India	BIAL/ECO/THS/BBD/910/96/952 Dated: 04.06.2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BWSL	BE/SE/EE/AEE/AEE3/T1/220/19-20/DCT Dated @ BWSL/CWL/BWSL 24/04/2019	
3	Fire Force Department	KGF/ESIGB/C/G/GB Dated No. KGF/ESA/CC/G/434/2019 Dated: 29/11/2019	
4	BWSSB	BWSSB/SC/CE/EE/AE/CE(E)-2/DCE/MI-07/AM/-01/96/2019-20 Dated: 24/01/2020	
5	BESCOM	BESCOM/CE(B)-2/SE(B)-2/AE(B)-2/AE(B)-7/3 Dated: 07/02/2020	
6	KSPCB	CTE-318/21, PCB-ID : 84777 dated: 07-07-2020	
7	SEIAA	SEIAA SE-CON 2019 CI : 11-12-2019	

III. The Applicant has paid the fees vide NEFT / RTGS Transaction No. BBMP/36482/CH/19-20 dated: 31-01-2020 for the following:-

1. Licence Fees & Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No 52173/2019 (LB-BMP) dated: 16-12-2019	21,40,350.00
2. Ground Rent (High Court Stay vide WP No. 52173/2019 (LB-BMP) dated: 16-12-2019	Court Stay
3. Betterment Charges: a) For Building b) For Site	99,937.00 7,19,953.00
4. Security Deposit (Rs. 25/Sqm payment as per order of the Hon'ble High Court vide W.P.No 52173/2019 (LB-BMP) dated: 16-12-2019	10,97,500.00
5. Development Charges	87,800.00
6. Conversion Fee	10,000.00
7. Lake Improvement Charges	2,39,985.00
8. 1% Service Charge on Labour Cess (Court Stay)	Court Stay
TOTAL :	**43,93,855.00**
Say Rs :	**43,94,000.00**

9. Licence Fees : High Court Stay vide WP No. 52173/2019 (LB-BMP) dated: 16-12-2019

Approval Date: 07/11/2019

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/17012/CH/19-20	BBMP/17012/CH/19-20	31089.0	Online	9020120207	10/11/2019 8:23:05 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			31089.0	-	

BBMP/ADDL.DIR/JD CENTRAL/0013/2019-20

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for **Residential Apartment and Commercial** only. The use of the Apartment shall be strictly as per the approved plan.
2. Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
3. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
4. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
5. Owner / Developer shall provide separate toilet for the use of construction workers and it can be demolished after the construction.
6. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
7. The applicant shall not store any building materials / debris on footpath or on roads or on any Govt. land or obstruct the pedestrian movement on footpath in any manner.
8. 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.
9. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub. D) code leaving 3.00 mts. from the building within the premises.
10. The applicant shall provide a separate room (preferably 4.00 x 3.00 m) in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary and shall cover the entire site & other materials endangering the safety of people / structures etc. in & around the site.
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. The building license and the name of the owner 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. 3.5) under sub section IV-B (a) 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 framed structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
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. No part of the building can 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 building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
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 earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
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/ employees in the premises. The toilet shall be made accessible and barrier free 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, 26 & 28 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction site. The construction activities shall be carried out only in the day time and 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** which shall be installed in the site as per the Municipal Solid Waste Management bye-law 50 and above and 5000 Sqm and above built up area for Commercial building.
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements 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 beside ensuring safety of workmen and general public by erecting **safe barricades**.
32. Adequate drinking water facilities 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. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forace Department every Two years with due inspection by the department regarding working condition of Electrical installation (Lifts etc., The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation every Two years with due inspection.
36. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation (Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
37. The Owner / Association of highrise building shall ensure that the fire exits in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
38. 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-laws 2003.
39. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner is 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.
40. The Construction of the building/building shall be commenced within a period of two (2) years from the date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Banaloorey Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant/ Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2015.
42. As per Hon'ble High Court of Karnataka in W.P. 52173/2019 (LB-BBMP), gets vacated, the applicant shall abide to the sub clause of the final order of the Hon'ble High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is sworn in the affidavit submitted to this office.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Commercial/ Institutional/ Mixed use buildings unfolded planted place.
45. 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 (Honadagaj Hoodhisi) Letter No. LD/65LET/2013, dated: 01-04-2015

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the establishment 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.

Block A (RESIDENTIAL)

Floor Name	Gross Floor Area	Deductions (Area in Sq.mt.) Parts Common Area Stair&Lift Area Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	Tenement	Carpet Area Area Sq.mt. Balcony Area Deducted
		Colour		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial					
Terrace Floor	115.82	0.00	115.82	123.92	0.00	47.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Stilt Floor	2246.89	62.51	2184.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2097.70	0.00	2097.70	20	0.00		
First Floor	2246.89	62.51	2184.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2097.70	0.00	2097.70	20	0.00		
Second Floor	2246.89	62.51	2184.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2097.70	0.00	2097.70	20	0.00		
Third Floor	2246.89	62.51	2184.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2097.70	0.00	2097.70	20	0.00		
Fourth Floor	2246.89	62.51	2184.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2097.70	0.00	2097.70	20	0.00		
Fifth Floor	2246.89	62.51	2184.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2097.70	0.00	2097.70	20	0.00		
Sixth Floor	2246.89	62.51	2184.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2097.70	0.00	2097.70	20	0.00		
Seventh Floor	2246.89	62.51	2184.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2097.70	0.00	2097.70	20	0.00		
Eight Floor	2246.89	62.51	2184.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2097.70	0.00	2097.70	20	0.00		
Ninth Floor	2246.89	62.51	2184.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2097.70	0.00	2097.70	20	0.00		
Tenth Floor	2246.89	62.51	2184.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2097.70	0.00	2097.70	20	0.00		
Eleventh Floor	2246.89	62.51	2184.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2097.70	0.00	2097.70	20	0.00		
Terrace Floor	2226.74	123.29	2203.00	0.00	36.49	0.00	119.61	0.75	0.00	0.00	1929.46	415.05	2344.50	16	0.00		
Mumty Floor	2460.01	496.94	2004.03	0.00	36.49	0.00	138.23	0.75	0.00	0.00	1342.62	482.69	1825.31	12	180.01		
Total :	33608.81	2218.02	31390.79	0.00	36.49	0.00	215.04	0.75	0.00	0.00	1929.46	342.36	2272.22	12	404.06		
Parking Floor Basement	6495.04	0.00	6495.04	0.00	36.49	0.00	35.35	0.00	146.28	6210.20	32.35	0.00	32.35	00	17.33		
Parking Floor Basement	6491.39	0.00	6491.39	0.00	36.49	0.00	32.61	0.00	146.28	6229.91	32.10	0.00	32.10	00	17.33		
Total :	45239.83	2218.02	43983.22	123.92	843.24	47.00	1561.75	5.60	292.56	12440.11	2727.24	1864.98	2727.21	256	588.67		
Number of Same Blocks	1																
Total :	45239.83	2218.02	43983.22	123.92	843.24	47.00	1561.75	5.60	292.56	12440.11	2727.24	1864.98	2727.21	256	588.67		

FAR &Tenement Details

Block	No. of Same Blocks	Gross Floor Area Sq.Mts	Deductions (Area in Sq.mt.) Parts Common Area Stair&Lift Area Sq.mt.	Net Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	Tenement	Carpet Area (Sq.mt.)
			Colour		StairCase	Lift	Lift Machine	Void	Sub Structure	Ramp	Parking	Resi.	Commercial					
A (RESIDENTIAL)	1	45239.83	1345.62	43983.22	123.92	843.24	47.00	1561.75	5.60	292.56	12440.11	2727.24	1864.98	2727.21	256	588.67		
Grand Total :	1	45239.83	1345.62	43983.22	123.92	843.24	47.00	1561.75	5.60	292.56	12440.11	2727.24	1864.98	2727.21	256.00	588.67		

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.11
		VERSION DATE: 01/11/2018
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward No: BBMP/Addl.Dir/JD Central/0013/2019-20		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 3255
Nature of Sanction: New		Khata No. (as per Khata Extract): 3255
Location: Ring-III		Locality / Street of the property: Pattandur agrahara village, K.R. Puram Hobli Bangalore.
Building Line Specified as per Z.R: NA		
Zone: Mahadevapura (E)		
Ward: Ward - 060 (E)		
Planning District: 315-Whitefield		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	6008.16
Deduction for NetPlot Area		
Road Widening Area		688.89
Total		688.89
NET AREA OF PLOT	(A-Deductions)	6919.27
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4455.13
Proposed Coverage Area (37.81 %)		2486.95
Achieved Net coverage area (37.81 %)		2486.95
Balance coverage area left (12.19 %)		1968.18
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		20757.82
Additional F.A.R within Ring I and II for amalgamated plot - (		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Permissible FAR (3.00)		20757.82
Residential FAR (91.71%)		23707.84
Commercial FAR (5.79%)		1864.98
Proposed FAR Area		25572.82
Achieved Net FAR Area (2.99)		20757.84
Balance FAR Area (0.01)		58.98
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		43690.23
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		43690.23

SCALE : 1:150

Color Notes

COLOR INDEX

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

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1381
A (RESIDENTIAL)	D1	0.90	2.10	1029
A (RESIDENTIAL)	D3	1.10	2.10	268

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.90	521
A (RESIDENTIAL)	W	1.20	1.20	1019
A (RESIDENTIAL)	W1	1.50	1.20	1019
A (RESIDENTIAL)	W1	1.80	1.20	58

Balcony Calculations Table

FLOOR	NOS	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.50 X 0.55 X 1 X 1	2.47	2.47
SECOND FLOOR PLAN	0.50 X 0.55 X 1 X 1	2.47	4.94
	0.50 X 1.35 X 1 X 1	6.75	
THIRD FLOOR PLAN	0.50 X 0.55 X 1 X 1	2.47	4.95
	0.50 X 0.55 X 1 X 1	2.47	
FOURTH FLOOR PLAN	0.50 X 0.55 X 2 X 1	4.95	12.38
	0.50 X 0.55 X 3 X 1	3.25	
	0.50 X 0.55 X 1 X 1	2.47	
TYPICAL – 5 TO FLOOR PLAN	0.50 X 2.55 X 2 X 9	41.94	93.42
	0.50 X 3.55 X 1 X 9	29.25	
	0.50 X 5.55 X 1 X 9	22.23	
Total :	-	-	115.87

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.(Unit)	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	> 225	1	-	-	256	-
	Commercial	Retail Shop	-	50	1864.98	1	33	-
	Total :		-	-	-	-	289	321

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	289	3915.75	321	4413.75
Visitor's Car Parking	26	357.50	0	0.00
Total Car	315	4273.25	321	4413.75
Two/Three Wheeler	-	412.50	0	0.00
Other Parking	-	-	-	6102.86
Total	-	4743.75	-	10516.61

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s S V Infra Holdings Llp rep by M D K Kalapati Janardhana Rao, Konda Madhusudhan Rao & G. Nageshwara Rao (GPA Holder by) C.R.Gopiprasath alias P.C.Gopibabu# 402, Ashwini Heights, HAL 2nd stage, Kodihalli, Indiranagar

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Ganesh N.M.C. 8th main, 8th cross, S.R. Nagar, Bangalore
E-42/89/17-18

PROJECT TITLE :
PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT BUILDN KATHA NO. 3255, SY NO. 38, PATTANDURU AGRAHARA VILLAGE K.R. PURAM HOBLI, WHITE FIELD, SUB-DIVISION,MAHADEVAPU ZONE, WARD NO.60, BANGALORE

DRAWING TITLE : 2nd BASEMENT FLOOR PLAN

SHEET NO : 2

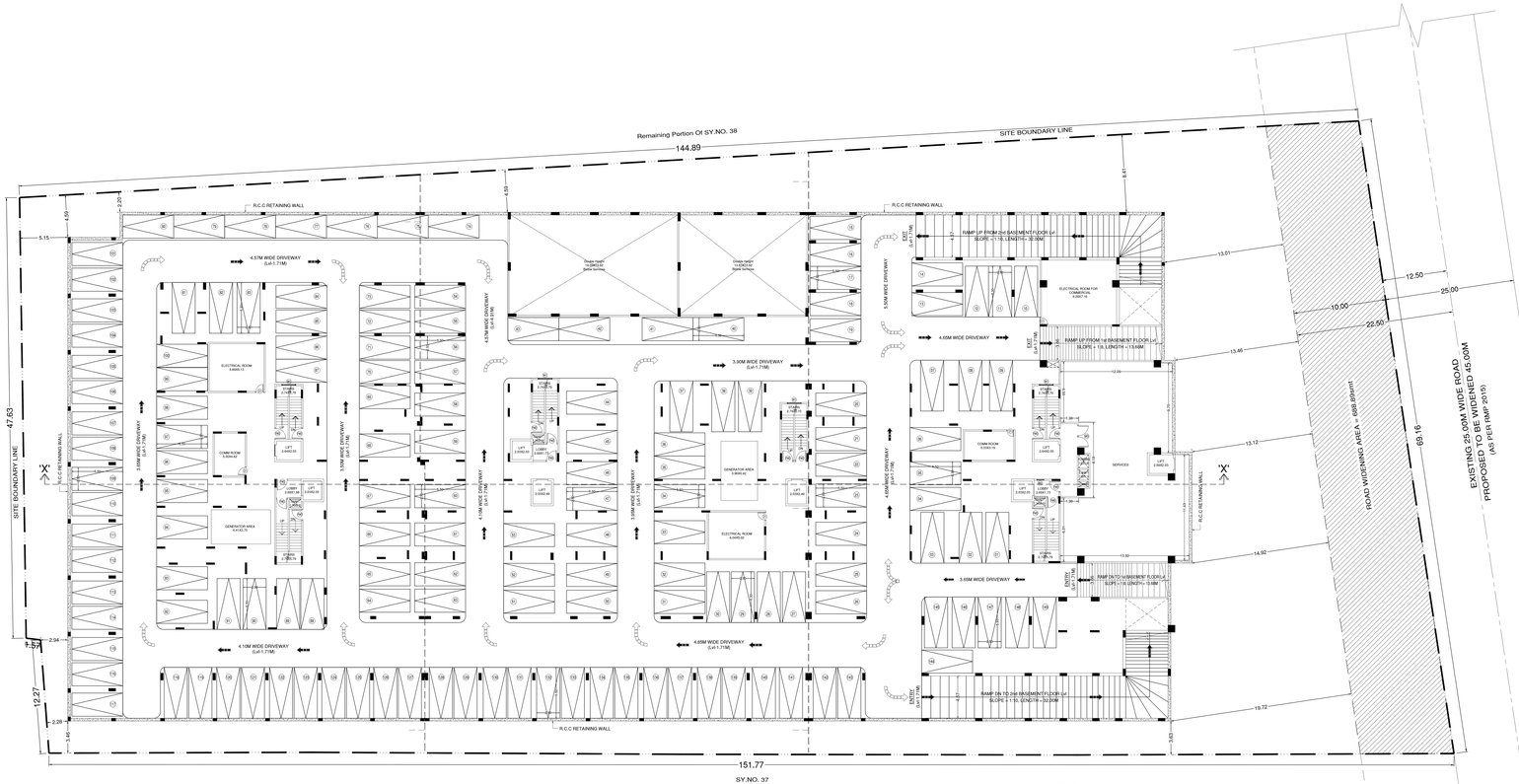
The plans are approved in accordance with the acceptance for approval by the Commissioner (North) on date: 07/11/2019 - vide lp number: BBMP/Addl.Dir/JD...CH/0Bbs_0013/19-20..... subject to terms and conditions laid down along with this building plan approval.
Validity of this approval is two years from the date of issue.

Name: B MAHESH
Designation : Asst Director Town Planning (JD70)
Organization: BRUHAT BANGALORE MAHANAGARA PALIKE
Date: 01-Sep-2020 20:20:20

NORTH

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

UserDefinedMetric (1900.00 x 900.00MM)



1st BASEMENT FLOOR PLAN
NO.OF CAR PARKING = 149 Cars

Block :A (RESIDENTIAL)

Floor Name	Gross Built Area (Sq.mt.)	Deductions (Area in Sq.mt.) Deductions Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	Tenement	Circulation Area Common Area Tenement
		Colour		StairCase	Lift	Lift Machine	Void	Sub/Ground	Ramp	Parking	Resi.	Commercial				
Terrace Floor	170.92	0.00	170.92	123.62	6.00	47.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Stilt Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
First Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Second Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Third Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Fourth Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Fifth Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Sixth Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Seventh Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Eighth Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Ninth Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Tenth Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Eleventh Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Twelfth Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Thirteenth Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Fourteenth Floor	2246.89	62.01	2184.88	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	00	0.00
Fifteenth Floor	2226.75	123.25	2103.50	0.00	36.49	0.00	119.81	0.75	0.00	0.00	1929.45	415.05	2344.50	16	00	0.00
Sixteenth Floor	2226.75	123.25	2103.50	0.00	36.49	0.00	119.81	0.75	0.00	0.00	1929.45	415.05	2344.50	16	00	0.00
Seventeenth Floor	2460.07	483.94	2976.01	0.00	36.49	0.00	130.23	0.75	0.00	0.00	2342.60	492.99	1835.61	18	00	193.01
Eighteenth Floor	2608.95	22.00	2586.95	0.00	36.49	0.00	275.94	0.75	0.00	0.00	1929.62	342.30	2172.22	12	00	434.00
Nineteenth Floor	649.54	0.00	649.54	0.00	36.49	0.00	55.25	0.00	146.28	621.25	02.28	0.00	32.28	00	00	17.00
Stilt Floor	649.54	0.00	649.54	0.00	36.49	0.00	55.25	0.00	146.28	621.25	02.28	0.00	32.28	00	00	17.00
Second Floor	649.54	0.00	649.54	0.00	36.49	0.00	55.25	0.00	146.28	621.25	02.10	0.00	32.10	00	00	17.00
Total	45239.95	1349.52	43890.23	123.62	863.24	47.30	1881.75	9.80	292.56	1242.50	27072.94	1664.39	28737.33	256	00	697.01
Total Number of Same Blocks	1															
Grand Total	45239.95	1349.52	43890.23	123.62	863.24	47.30	1881.75	9.80	292.56	1242.50	27072.94	1664.39	28737.33	256	00	697.01

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Area (Sq.mt.)	Deductions Area Common Area Tenement (Sq.mt.) Colour	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	Total Tenement (No.)	Circulation Area Common Area Tenement
					StairCase	Lift	Lift Machine	Void	Sub/Ground	Ramp	Resi.	Commercial				
A (RESIDENTIAL)	1	45239.95	1349.52	43890.23	123.62	863.24	47.30	1881.75	9.80	292.56	1242.50	27072.94	1664.39	28737.33	256	697.01
Grand Total	1	45239.95	1349.52	43890.23	123.62	863.24	47.30	1881.75	9.80	292.56	1242.50	27072.94	1664.39	28737.33	256.00	697.01

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'

Note:

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 of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Non-payment of the minimum wages to construction workers employed in construction work is a must.
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.

II. **NOC Details**

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Airport Authority of India	BAL/SOU/T-HSR/ER/0108/21 Dated: 04.06.2019	All the conditions imposed in the letter issued by the Statutory Authorities should be adhered to.
2	BIAL	DES/AIR/BIAL/NOC-HRBS/T-1/2019-20/01 Dated @ 03-01, Dated: 24/04/2019	
3	Fire Force Department	KSFES/SI/BCC1/CFS/ Docket No. KSFES/NOC/0234/2019 Dated: 29/11/2019	
4	BWSSB	BWS/SWD/EC/CE/(A)/EE(L)-2/DCE(M)-II/TA(M)-II/AE(M)-II/NOC/Dated:-07/02/2020	
5	BESCOM	CEE/(B)/EE(B)-2/AE(L)-2/TA-2/DA(M)-1/T-2/ Dated: -07/02/2020	
6	KSPCB	CTE 2/3972, PCB ID: 84777 dated: 01-07-2020	
7	SEIAA	SEIAA 88 CON 2019 Dt: 11-12-2019	

III. **The Applicant has paid the fees vide NEFT / RTGS Transaction No. BBMP/36482/2019-20 dated: 31-01-2020 for the following:-**

1. Licence Fees & Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No 52173/2019 (LB-BMP) dated: 16-12-2019	:	21,40,950.00
2. Cess fees (50% payment as per order of the Hon'ble High Court vide W.P.No 52173/2019 (LB-BMP) dated: 16-12-2019	:	Court Stay
3. Betterment Charges	:	
a) For the building	:	99,937.00
b) For Site	:	7,10,913.00
4. Security Deposit (Rs. 25%per payment as per order of the Hon'ble High Court vide W.P.No 52173/2019 (LB-BMP) dated: 16-12-2019	:	10,37,630.00
5. Plan Sanction Fees	:	80,600.00
6. Computed Well Charges	:	10,000.00
7. Lake Improvement Charges	:	2,39,985.00
8. 1% Service Charge on Labour Cess (Court Stay)	:	Court Stay
	TOTAL :	**43,92,015.00**
	Say Rs :	**43,94,000.00**

9. Labour Cess : High Court Stay vide WP No. 52173/2019 (LB-BMP) dated: 16-12-2019

Approval Date: 07/11/2019

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/17751/CH/19-20	BBMP/17751/CH/19-20	312383-0	Online	90370320007	30/11/2019 (11:02:06 PM)	
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			312383-0		

BBMP/ADDL.DIR./JD CENTRAL/0013/2019-20

This Plan Sanction is issued subject to the following conditions :-

1. Sanction is accorded for the Residential Apartment and Commercial Building at Khata No. 3205, Sy. No. 38, Pattandoru Agrahara Village, K.R. PURAM HOBLI, Ward No. 83, Whitefield Sub-Division, Mahadevapura Zone, Bangalore.
   a) Consisting of 2BF + GF + 19 UF (Thirteen upper floors)
2. Sanction is accorded for the **Residential and Commercial** only. The use of the building shall not be deviated to any other use.
3. Basement Floor and Surface area 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 facilities are to be paid to the concerned agencies.
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 take all safety measures involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8. The applicant shall not stack any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipments as per K.E.R.C. (Sub D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.
12. The applicant should maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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 work.
15. License and sanctioned 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, and if 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. 3.8) under sub section IV-B (e to h).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. Permission shall be obtained from the Bangalore Metropolitan Land Transport Authority in case of volumner structure before erecting the volume "COMMENCEMENT CERTIFICATE" shall be obtained.
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 occupancy certificate to the authority.
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 building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code of India 2005 & the Indian Standards applicable as per Bye-law 32(b) of KMC act 1976 & 1800-2000 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Building 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 take all safety measures to safeguard 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 by the owners / occupants and the organic waste shall be processed / disposed as per the provisions of Karnataka Municipal Solid Waste Management Bye-Law 2016 to 100 % e.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 buildings).
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for the adjoining land and structures, for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen 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. The Owner / Association of highrise building shall obtain clearance certificate from Fire Force Department in the month of March every year indicating that the fire fighting equipments working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forrest Department to ensure that the equipments installed are in good condition and operational and to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc.. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
37. The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. 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 notes(i) of Building Bye-law-2003.
39. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner o about the risk involved in deviations as per the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the sanction shall automatically lapse.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. If the interim order stayed in W.P.No. 52173/2019 (LB-BBMP), gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is sworn in the affidavit submitted to this office.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Owner / Builder / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
45. 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 (Knowledge Hoodble) Letter No. LO/WL/173/013, Dated: 31-04-2013

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 labour cess paid to the Karnataka Building and Other Construction workers Welfare Board should 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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11
	VERSION DATE: 01/11/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: BBMP/Addl.Dir/JD CENTRAL/0013/19-20	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 3205
Nature of Sanction: New	Khata No. (As per Khata Extract): 3205
Location: Ring-II	Locality / Street of the property: Pattandur agrahara village, K.R. Puram hobli, Bangalore.
Building Line Specified as per Z.R. NA	
Zone: Mahadevapura	
Ward: Ward - 083 (C)	
Planning District: 215-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 8095.16
Deduction for hatch/ Area	
Road Widening Area	988.89
Total	988.89
NET AREA OF PLOT	(A-Deductions) 7016.27
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4455.13
Proposed Coverage Area (37.91 %)	2496.50
Achieved Net coverage area (37.91 %)	2496.50
Balance coverage area left (12.09 %)	1958.63
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	28797.48
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)	28797.48
Residential FAR (94.21%)	27072.94
Commercial FAR (5.79%)	1664.39
Proposed FAR Area	28737.33
Achieved Net FAR Area (2.99)	28737.33
Balance FAR Area (0.01)	59.84
BUILT UP AREA CHECK	
Proposed BuiltUp Area	43890.23
Substructure Area Add in BUA (Layout Lvl)	10.00
Achieved BuiltUp Area	43900.23

SCALE : 1/150

Color Notes

COLOR INDEX

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

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	1301
A (RESIDENTIAL)	D1	0.90	2.10	109
A (RESIDENTIAL)	D2	1.10	2.10	268

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.30	531
A (RESIDENTIAL)	W2	1.22	1.80	10
A (RESIDENTIAL)	W1	1.52	1.80	1918
A (RESIDENTIAL)	W1	1.80	1.80	68

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.92 X 2.55 X 1 X 1	2.47	2.47
SECOND FLOOR PLAN	0.92 X 2.55 X 1 X 1	2.33	4.80
	0.92 X 2.55 X 1 X 1	2.47	
THIRD FLOOR PLAN	0.92 X 2.55 X 1 X 1	2.33	4.80
	0.92 X 2.55 X 1 X 1	2.47	
FOURTH FLOOR PLAN	0.92 X 2.55 X 2 X 1	4.66	10.08
	0.92 X 2.55 X 1 X 1	3.26	
	0.92 X 2.55 X 1 X 1	2.47	
TYPICAL – 5 TO FLOOR PLAN	0.92 X 2.55 X 2 X 5	41.94	93.42
	0.92 X 2.55 X 1 X 5	29.25	
	0.92 X 2.55 X 1 X 5	22.23	
Total	-	-	115.57

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.-Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	256	-
	Commercial	Retail Shop	> 0	50	1664.98	1	33	-
	Total		-	-	-	-	289	321

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	289	3973.75	321	4413.75
Visitor's Car Parking	26	357.50	0	0.00
Total Car	315	4331.25	321	4413.75
Two/Wheeler	-	412.50	0	0.00
Other Parking	-	-	-	8102.86
Total	-	4743.75	-	12516.61

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s S V Infra Holdings Llp rep by M D K Kotapati Jaraishana Rao, Konda Madhusudhan Rao & G. Nageswara Rao (GPA Holder by) C.R.Gurupraseth alias P.C.Gurubaran # 402, Ashwini Heights, HAL 2nd stage, Kodihalli, Indiranagar

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Ganesh N.M.C. 8th main, 6th cross, S.R. Nagar, Bangalore
E-42/B/17-18

PROJECT TITLE :
PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT BUILDING KATHA NO. 3205, SY NO. 38, PATTANDURU AGRAHARA VILLAGE K.R. PURAM HOBLI, WHITE FIELD SUB - DIVISION, MAHADEVAPI ZONE, WARD NO.83, BANGALORE.

DRAWING TITLE : 1st BASEMENT FLOOR PLAN

SHEET NO : 3

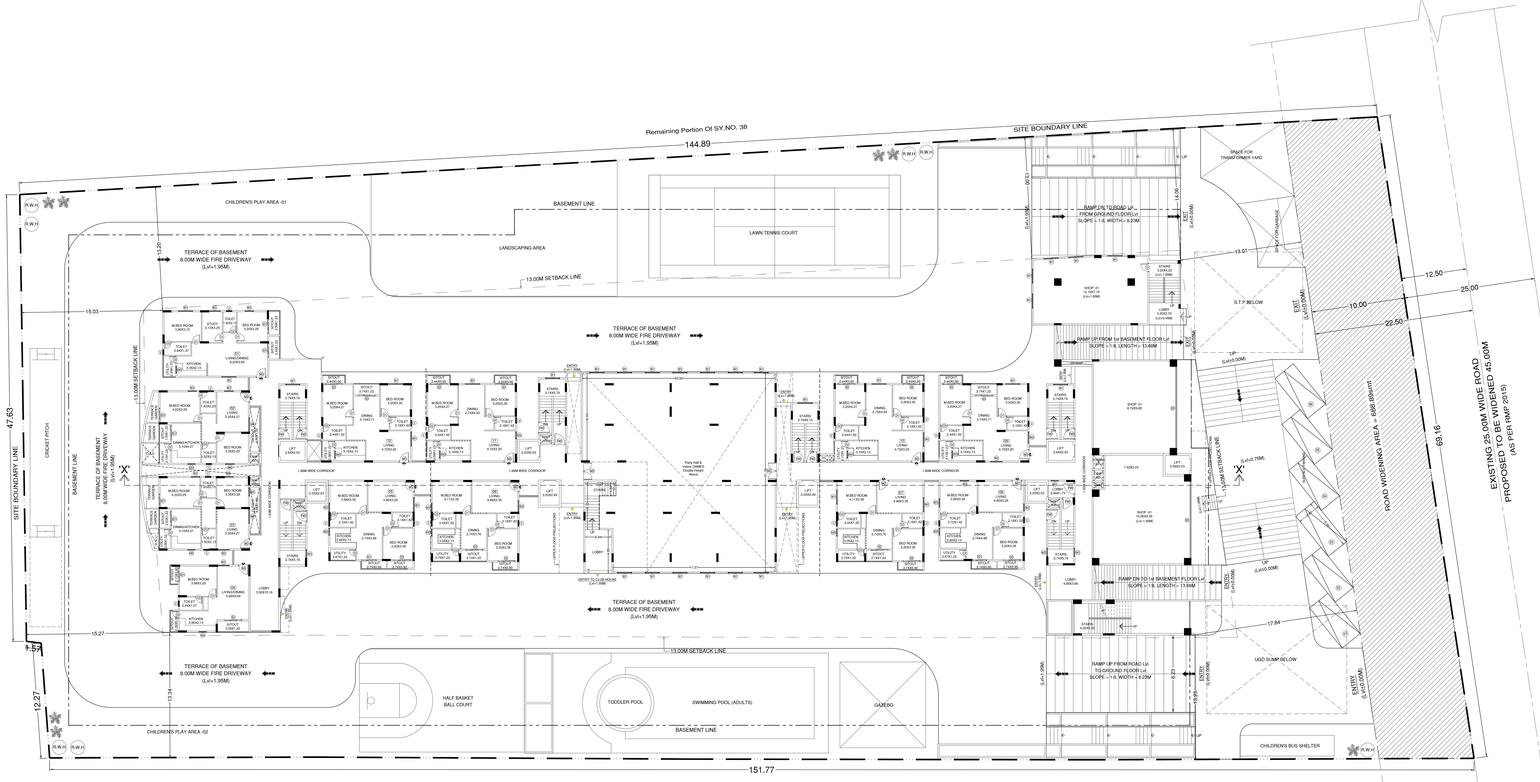
The plans are approved in accordance with the acceptance for approval by the Commissioner (North) on date: 07/11/2019 - vide lp number: ___ subject to terms and conditions laid down along with this building plan approval.
Validity of this approval is two years from the date of issue.

Name : B MAHESH
Designation : Asst Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 5th Sep 2020 16:20:05

NORTH

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

UserDefinedMetric (1900.00 x 900.00MM)



GROUND FLOOR PLAN
NO.OF UNITS = 12 Units
NO.OF SURFACE PARKING = 06 Cars

Block A (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Net Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Tenement (No.)	Carpet Area of the Flat (Sq.mt.)
		Colour		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial				
Terrace	170.62	0.00	170.62	125.00	0.00	47.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00		
Upper Ground Floor	234.95	62.01	234.36	0.00	33.23	0.00	62.75	0.75	0.00	0.00	297.70	0.00	297.70	03	0.00	
Upper Ground Floor	234.95	62.01	234.36	0.00	33.23	0.00	62.75	0.75	0.00	0.00	297.70	0.00	297.70	03	0.00	
Upper Ground Floor	234.95	62.01	234.36	0.00	33.23	0.00	62.75	0.75	0.00	0.00	297.70	0.00	297.70	03	0.00	
Upper Ground Floor	234.95	62.01	234.36	0.00	33.23	0.00	62.75	0.75	0.00	0.00	297.70	0.00	297.70	03	0.00	
Upper Ground Floor	234.95	62.01	234.36	0.00	33.23	0.00	62.75	0.75	0.00	0.00	297.70	0.00	297.70	03	0.00	
Upper Ground Floor	234.95	62.01	234.36	0.00	33.23	0.00	62.75	0.75	0.00	0.00	297.70	0.00	297.70	03	0.00	
Upper Ground Floor	234.95	62.01	234.36	0.00	33.23	0.00	62.75	0.75	0.00	0.00	297.70	0.00	297.70	03	0.00	
Upper Ground Floor	234.95	62.01	234.36	0.00	33.23	0.00	62.75	0.75	0.00	0.00	297.70	0.00	297.70	03	0.00	
Upper Ground Floor	234.95	62.01	234.36	0.00	33.23	0.00	62.75	0.75	0.00	0.00	297.70	0.00	297.70	03	0.00	
Upper Ground Floor	234.95	62.01	234.36	0.00	33.23	0.00	62.75	0.75	0.00	0.00	297.70	0.00	297.70	03	0.00	
Upper Ground Floor	234.95	62.01	234.36	0.00	33.23	0.00	62.75	0.75	0.00	0.00	297.70	0.00	297.70	03	0.00	
Upper Ground Floor	234.95	62.01	234.36	0.00	33.23	0.00	62.75	0.75	0.00	0.00	297.70	0.00	297.70	03	0.00	
Upper Ground Floor	2326.70	123.29	2203.50	0.00	38.46	0.00	119.91	0.75	0.00	0.00	1429.48	415.85	2344.32	18	0.00	
Upper Ground Floor	2326.70	123.29	2203.50	0.00	38.46	0.00	119.91	0.75	0.00	0.00	1429.48	415.85	2344.32	18	0.00	
Upper Ground Floor	2480.07	455.94	2024.03	0.00	38.46	0.00	130.23	0.75	0.00	0.00	1342.62	462.88	1805.21	12	190.01	
Upper Ground Floor	2508.95	32.00	2476.95	0.00	38.46	0.00	275.34	0.75	0.00	0.00	1839.92	342.95	2182.87	13	434.05	
Upper Ground Floor	5480.04	0.00	5480.04	0.00	38.46	0.00	65.25	0.00	140.28	631.00	0.00	0.00	631.00	06	17.32	
Second Floor	5491.39	0.00	5491.39	0.00	38.46	0.00	53.61	0.00	140.28	6229.91	32.10	0.00	32.10	00	17.32	
Total	40239.95	1340.62	4899.33	125.00	663.24	47.00	1861.75	9.00	280.56	12434.11	27073.94	1864.98	28707.91	256	988.67	
Total Number of Blocks	1															
Grand Total	40239.95	1340.62	4899.33	125.00	663.24	47.00	1861.75	9.00	280.56	12434.11	27073.94	1864.98	28707.91	256	988.67	

FAR &Tenement Details

Block	No. of Same Blks	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Net Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Tenement (No.)	Carpet Area of the Flat Tenement
			Colour		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial				
A (RESIDENTIAL)	1	40239.95	1340.62	4899.33	125.00	663.24	47.00	1861.75	9.00	280.56	12434.11	27073.94	1864.98	28707.91	256	988.67
Grand Total	1	40239.95	1340.62	4899.33	125.00	663.24	47.00	1861.75	9.00	280.56	12434.11	27073.94	1864.98	28707.91	256.00	988.67

BBMP/ADDL.DIR/JD CENTRAL/0013/2019-20

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Apartment and Commercial Building at Khata No. 3255, Sy. No. 38, Pattandoru Agrahara Village, K.R. PURAM HOBLI, Ward No. 83, Whitefield Sub-Division, Mahadevapura Zone, Bengaluru
   a) Consisting of 2BF + GF + 13 UF (Thirteen upper floors)
2. Sanction is accorded for **Residential Apartment and Commercial** only. The use of the building for any other purpose is strictly prohibited.
3. Basement Floor and Surface area 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. Provision shall be made for installing letter boxes at the entrance 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 accidents/injuries/diseases as per the Workmen Compensation Act.
8. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for housing the distribution transformers & associated equipment as per K.E.R.C (Sub D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.00 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent falls of persons & other materials endangering the safety of people / structures etc. in & around the site.
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. A copy of the sanction 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, and 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-(1) & (ii) 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 framed structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
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. No person shall occupy or allow to 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 building.
23. The Applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
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 (Part 1) published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Bye-law No. 29 shall be provided in the building.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security man and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the lateral entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions nos 05, 14, 23, 24, 26 & 27 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and in case any complaint is received, the Authority, the Owner / Builder will 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** (**R.P.U**) to be provided in the premises. The organic waste should be processed in Bio-methanation units of 30 and above and 5000 Sqm and above built up area for Commercial building.
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring structures and properties, roads and footpaths, and besides ensuring safety of workmen 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. The Owner / Association of high Rise Building shall obtain fire clearance certificate from the Fire Forces Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forces Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and shall get renewal every year.
36. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc.. The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
37. The Owner / Association of high rise building shall ensure that all the fire safety measures in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. 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. 3.9 notes) of Building Bye-law-2015.
39. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing orders of the BBMP and other laws.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The applicant shall make arrangements to avoid stable by the collection of solid waste and its segregation as per solid waste management Bye-law-2016.
42. If the interim order stayed in W.P.No. 52173/2019 (LB-BBMP), gets vacated, the applicant shall abide to the out come of the final order of the Hon'ble High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is sworn in the affidavit submitted to this office.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqmts. or more in the premises or b) Apartment / group housing with more than 240 Sqmt. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
45. 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 (Vinodanagi Hoodika) Letter No. LD5651,ETI/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the establishment 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 for verification of establishment and workers working at construction/site/ the 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"

Note:

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 of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. Non-compliance of above conditions will attract penal action and cancellation 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.

II. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Airport Authority of India	BAL/SOU/T/HS/0020/938/20 Dated: 04-06-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BDA	DEVAN/BBMP/NOC HRS/511/2019-2020 Dated: 26-04-2019 BG-41. Dated: 24/04/2019	
3	Fire Force Department	KSFE/ERS/CC/0258 Dated No: KSFE/ERS/CC/234/2019 Dated: 29/11/2019	
4	BWSSB	BWS/SEWC/CE/SE(WC)/EE(WC)-2/DCE(M)-III/TA(M)-1/BSM(W)/219-20/ Dated: 24/01/2020	
5	BESCOM	KPC/CEZ/SE(M&P)/EE(M&P)-3/AE-2/JA2411-73 Dated: 07/02/2020	
6	KSPCB	CTE-318012, PCB ID: 84777 dated: 01.07.2020	
7	SEIAA	SEIAA-98-CON-2019-211-12-2019	

III. The Applicant has paid the fees vide NEFT / RTGS Transaction No. BBMP/3482/CH/19-20 dated: 31-01-2020 for the following:-

1. Licence Fees & Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No 52173/2019 (LB-BMP) dated: 16-12-2019	:	21,40,350.00
2. Ground Rent (High Court Stay vide WP No. 52173/2019 (LB-BMP) dated: 16-12-2019	:	Court Stay
3. Betterment Charges a) Flur Building	:	99,837.00
b) Flur Land	:	7,19,953.00
4. Security Deposit (Rs. 25/Sqm payment as per order of the Hon'ble High Court vide W.P.No 52173/2019 (LB-BMP) dated: 16-12-2019	:	10,87,600.00
5. Sewage Cess Charges	:	10,87,600.00
6. Compound Wall Charges	:	10,000.00
7. Lake Improvement Charges	:	2,39,985.00
8. 1% Service Charge on Labour Cess (Court Stay)	:	Court Stay
TOTAL :		**43,93,855.00**
Say Rs :		**43,94,000.00**

9. Labour Cess : High Court Stay vide WP No. 52173/2019 (LB-BMP) dated: 16-12-2019

Approval Date: 07/11/2019

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/7170/CH/19-20	BBMP/7170/CH/19-20	312368.0	Online	SBI/00102202	06/12/2019 3:20:00 PM	Remark
	No			Head	Amount (INR)	Remark	
	1	Scrutiny Fee			312368.0	-	

AREA STATEMENT (BBMP)

	VERSION NO.: 1.0.11
	VERSION DATE: 01/10/2018
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/0426/CH/19-20	Plot SubUse: Apartment
CERSAI/RERA Details:	
Proposal Type: Building Permit	Land Use Zone: Residential (Main)
Proposal Type Building Permission	Plot/Sub Plot No.: 3255
Nature of Sanction: New	Khata No. (As per Khata Extract): 3255
Location: Ring-II	Locality / Street of the property: Pattandur agrahara village, K.R. Puram Hobli, Bangalore
Building Line Specified as per Z.R: NA	
Zone: Mahadevpura (C)	
Ward: Ward - 083 (C)	
Planning District: 215-Whitefield	
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	(A) 9996.16
Deduction for Roads in Area of Road Widening Area	348.69
Total	688.89
NET AREA OF PLOT	(A-Deductions) 9312.27
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	5455.13
Proposed Coverage Area (37.81 %)	3456.55
Achieved Net coverage area (37.81 %)	2485.55
Balance coverage area left (22.19 %)	1969.18
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	28797.48
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)	28797.48
Proposed FAR Area (2.98)	28707.91
Commercial FAR (0.79%)	1864.98
Proposed FAR Area	26707.91
Achieved Net FAR Area (2.98)	26707.91
Balance FAR Area (0.01)	89.64
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	43890.23
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	43905.23

SCALE : 1:150

Color Notes

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

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	181
A (RESIDENTIAL)	D1	0.90	2.10	1029
A (RESIDENTIAL)	ED	1.10	2.10	268

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.50	0.90	531
A (RESIDENTIAL)	WD	1.22	1.80	10
A (RESIDENTIAL)	W	1.52	1.80	1019
A (RESIDENTIAL)	W1	1.80	1.80	68

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.92 X 3.51 X 1 X 1	2.47	2.47
SECOND FLOOR PLAN	0.92 X 2.56 X 1 X 1	2.35	4.82
	0.92 X 3.51 X 1 X 1	2.47	
THIRD FLOOR PLAN	0.92 X 2.56 X 1 X 1	2.35	4.82
	0.92 X 3.51 X 1 X 1	2.47	
FOURTH FLOOR PLAN	0.92 X 2.56 X 2 X 1	4.66	10.38
	0.92 X 3.51 X 1 X 1	3.25	
	0.92 X 3.51 X 1 X 1	2.47	
TYPICAL – 5 TO FLOOR PLAN	0.92 X 2.56 X 2 X 9	41.94	93.42
	0.92 X 3.51 X 1 X 9	29.25	
	0.92 X 3.51 X 1 X 9	22.23	
Total :			115.51

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
			Deduct	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	> 225	256	256	1	256	256
	Commercial	Retail Shop	>0	50	1864.98	1	33	33
	Total :		-	-	-	-	289	321

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved.	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	289	3613.75	321	4013.75
Visitor's Car Parking	29	207.00	0	0.00
Total Car	318	4320.25	321	4013.75
Two/Three/er	-	412.50	0	0.00
Other Parking	-	-	-	6152.88
Total :		4732.75		12166.63

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s S V Infra Holdings Llp rep by M D K Kotapati Janardhana Rao, Kovila Madhusudhan Rao & G. Nagaraiaiah Rao (GPA Holder for) C.R.Gurupraseth alias P.C.Gurubaran # 402, Ashwini Heights, HAL 2nd stage, Kodihalli, Indiranagar

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Ganesh N.M.C. 8th main, 8th cross, S.R. Nagar, Bangalore
E-42/89/17-18

PROJECT TITLE :
PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT BUILDN KATHA NO. 3255, SY NO. 38, PATTANDURU AGRAHARA VILLAGE K.R. PURAM HOBLI, WHITE FIELD SUB - DIVISION, MAHADEVAPU ZONE, WARD NO.83, BANGALORE.

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 4

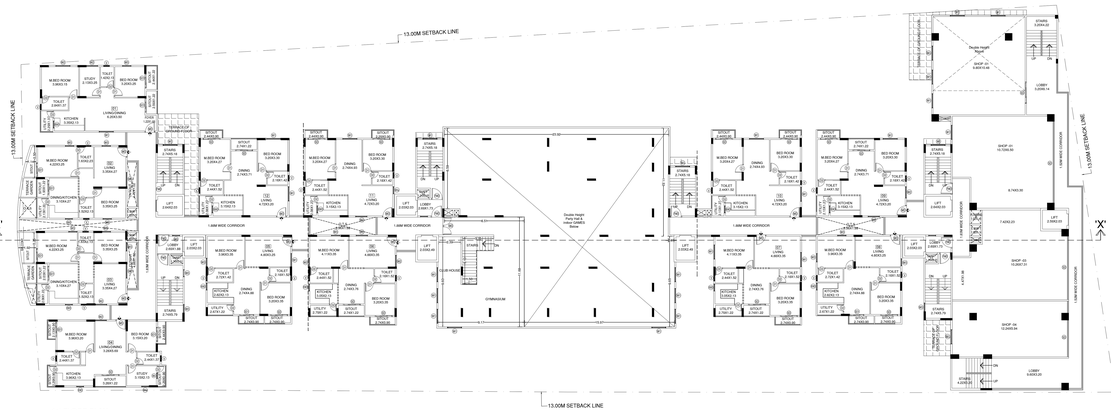
The plans are approved in accordance with the acceptance for approval by the Commissioner (North) on date: 07/11/2019 - vide lp number: ..BBMP/Addl.Dir/JD..CH/0No./2019-20..... subject to terms and conditions laid down along with this building plan approval.
Validity of this approval is two years from the date of issue.

Name: B MAHESH
Designation : Joint Director Town Planning (JDTP)
Organization: BRUHAT BANGALORE MAHANAGARA PALIKE
Date: 10-Sep-2020 16:20:05

NORTH

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

UserDefinedMetric (1900.00 x 900.00MM)



1st FLOOR PLAN
NO.OF UNITS – 12 Units

2nd FLOOR PLAN
NO.OF UNITS – 16 Units

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".

Note:

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 of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
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.

7. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Airport Authority of India	BIAL/SOU/THB/5920/916983/2 Dated: 04-06-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BWSL	DEVAHA/BIAPO/ HRB/S-11/2019-20/01 Dated: @ BG-41, Dated: 24/04/2019	
3	Fire Force Department	KSFE/ENG/EC/2258 Dated No. KSFE/ENG/C2340/2019 Dated: 26-07-2019	
4	BWSSB	BWSSB/CFO/CGE(L)/CE(E)-2/DCE(M)-III/TA(ME-Infrastructure)/AEE(ME)-2/AD-D200 Dated: 24/01/2020	
5	BESCOM	CESJ/BESCOM/SE(EA/EE)/2-3/19-20/487-L73 Dated: 07/02/2020	
6	KSPCB	CTE/319972/ PCB ID : 84777 dated: 31-07-2020	
7	SEIAA	SEIAA NK CON-2019 /78 : 11-12-2019	

8. The Applicant has paid the fees vide NEFT / RTGS Transaction No. BBMP/9648/DH/19-20 dated: 31-01-2020 for the following:-

1. License Fees & Scrutiny fees (50% payment as per order of the Hon'ble High Court vide WP No. 5213/2019 (LB-BMP) dated: 16-12-2019	:	21,40,350.00
2. Security Deposit (High Court Stay order WP No. 5213/2019 (LB-BMP) dated: 16-12-2019	:	Court Stay
3. Infrastructure Charges		
a) For Building	:	99,937.00
b) For Site	:	7,19,953.00
4. Security Deposit (Rs. 25/Sqm payment as per order of the Hon'ble High Court vide W.P No.5213/2019 (LB-BMP) dated: 16-12-2019	:	10,87,500.00
5. Sanction Fees	:	21,600.00
6. Compound Wall Charges	:	10,000.00
7. Lake Improvement Charges	:	2,39,965.00
8. 1% Service Charge on Labour Cess (Court Stay)	:	Court Stay
	TOTAL :	**43,93,555.00**
	Say Rs :	**43,94,000.00**

9. Labour Cess - High Court Stay vide WP No. 5213/2019 (LB-BMP) dated: 16-12-2019

Block :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from Total Built Area (Sq.mt.)	Total Net Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenement Area	Carpet Area Deduct for Tenement
		Colour		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
Terrace Floor	175.92	0.00	175.92	123.62	0.00	47.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
First Floor	2346.99	62.01	2284.98	0.00	23.23	0.00	92.75	0.70	0.00	250°.75	0.00	250°.75	20	0.00
Second Floor	2346.99	62.01	2284.98	0.00	23.23	0.00	92.75	0.70	0.00	250°.75	0.00	250°.75	20	0.00
Third Floor	2346.99	62.01	2284.98	0.00	23.23	0.00	92.75	0.70	0.00	250°.75	0.00	250°.75	20	0.00
Fourth Floor	2346.99	62.01	2284.98	0.00	23.23	0.00	92.75	0.70	0.00	250°.75	0.00	250°.75	20	0.00
Fifth Floor	2346.99	62.01	2284.98	0.00	23.23	0.00	92.75	0.70	0.00	250°.75	0.00	250°.75	20	0.00
Sixth Floor	2346.99	62.01	2284.98	0.00	23.23	0.00	92.75	0.70	0.00	250°.75	0.00	250°.75	20	0.00
Seventh Floor	2346.99	62.01	2284.98	0.00	23.23	0.00	92.75	0.70	0.00	250°.75	0.00	250°.75	20	0.00
Eighth Floor	2346.99	62.01	2284.98	0.00	23.23	0.00	92.75	0.70	0.00	250°.75	0.00	250°.75	20	0.00
Ninth Floor	2346.99	62.01	2284.98	0.00	23.23	0.00	92.75	0.70	0.00	250°.75	0.00	250°.75	20	0.00
Tenth Floor	2346.99	62.01	2284.98	0.00	23.23	0.00	92.75	0.70	0.00	250°.75	0.00	250°.75	20	0.00
Terrace Floor	2326.79	122.29	2203.50	0.00	38.48	0.00	119.81	0.70	0.00	1626.48	415.05	2041.53	16	0.00
Stair Room Floor	2400.07	493.94	2006.93	0.00	38.48	0.00	130.23	0.70	0.00	0.00	1342.62	492.68	1835.31	12	180.01
Lift Room Floor	2406.16	22.00	2384.16	0.00	38.48	0.00	274.04	0.70	0.00	0.00	1939.92	342.24	2282.16	12	434.89
Overhead Tank Floor	6480.54	0.00	6480.54	0.00	38.48	0.00	55.29	0.00	146.26	6273.00	32.28	0.00	32.28	00	17.03
Underground Water Tank Floor	6491.39	0.00	6491.39	0.00	38.48	0.00	133.61	0.00	146.26	6220.91	32.10	0.00	32.10	00	17.03
Total :	45239.95	1245.52	43994.43	123.62	663.24	47.30	1991.79	9.80	292.56	12434.11	27272.34	1954.96	29727.31	256	648.67
No. of Residential Units	1														

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions from Gross Built Up Area (Sq.mt.)	Net Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area deduct after Tenement
			Colour		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial				
A (RESIDENTIAL)	1	45239.95	1245.52	43994.43	123.62	663.24	47.30	1991.79	9.80	292.56	12434.11	27272.34	1954.96	29727.31	256	648.67
Total :	1	45239.95	1245.52	43994.43	123.62	663.24	47.30	1991.79	9.80	292.56	12434.11	27272.34	1954.96	29727.31	256.00	648.67

Approval Date: 07/11/2019

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Bankpk
1	BBMP/17170/CH/19-20	BBMP/17170/CH/19-20	312365.0	Online	9932102697	16/11/2019	-
			Head		Amount (INR)		
	1		Scrutiny Fee		312365.0		

BBMP/ADDL.DIR/JD CENTRAL/0013/2019-20

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment and Commercial Building at Khata No. 3205, Sy. No. 38, Pattanduru Agrahara Village, K.R. PURAM HOBLI, Ward No. 83, Whitefield Sub-Division, Mahadevapura Zone, Bengaluru.
2. Sanction is accorded for **Residential Apartment and Commercial** only. The use of the building shall not be deviated to any other use.
3. 2 Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose
4. Additional 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 if workers are permitted to reside in premises.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8. The applicant shall not divert 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 setting the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall install lift(s) of adequate capacity, of approved type and with associated equipment as per IS.E.R.C. (SAA 2). Lobby leading 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per GO dated: 17-7-2012.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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. Violation of / 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, and repeat 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.14) under sub section IV to IX.
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 be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & 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 building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The applicant shall ensure that the construction activity is as per the provisions of Karnataka Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
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 man 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 Karnataka Act 29 of 2007 & the rules made thereunder are met.
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 betw 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. Solid waste emanating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** (100 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 basements shall be designed for structural stability and safety to ensure that the structure will not fail or cause any damage to the adjoining property due to water retaining walls and super structure for the safety of the occupants as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen 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. The Owner / Association of highrise building shall get the building inspected by empanelled Fire Safety Audit Agency for Fire Safety measures and Fire fighting installations and keep it in good working condition and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installations and keep it in good working condition and submit the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Owner / Association of the highrise building carried out beyond the two years period of plan sanction shall be liable to the corporation as per byel law no. 3.8 notes(of Building Bye-laws-2003.
38. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior permission in writing from the BBMP. In case, if they do such act shall be deemed to be contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
40. 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 the years, the Owner / Developer shall give intimation to the Commissioner (Competent Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of foundation or footings / walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law (2016).
42. If the interim order stayed in W.P.No. 5213/2019 (LB-BBMP), gets vacated, the applicant shall abide to the outcome of the final order of the Hon'ble High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is sworn in the affidavit submitted to this office.
43. The Applicant / Owners / Developers shall make necessary provision to charge electric vehicles.
44. The Applicant / Owner / Developer shall plant one tree for ac sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
45. 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 (Housing/ Housing) Letter No. LD/HSL/ET/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 workers working in the construction site along with the Commencement Certificate. Failure 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.

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.11 VERSION DATE: 01/10/2018	
PROJECT DETAIL			
Authority: BBMP		Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JD CENTRAL/0013/19-20		Plot Sub Use: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 3205	
Nature of Sanction: New		Khata No. (As per Khata Extract): 3205	
Location: Ring-III		Locality / Street of the property: Pattandur agrahara village, K.R. Puram Hobli, Bangalore	
Building Line Specified as per Z.R. NA			
Zone: Mahadevapura (C)			
Ward: Ward - 083 (C)			
Planning District: 315-Whitefield			
AREA DETAILS			SQ.MT.
AREA OF PLOT (Minimum)	(A)		9999.16
Deduction for hatch/ Area			
Road Widening Area			688.89
Total :			688.89
NET AREA OF PLOT	(A-Deductions)		8910.27
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			4455.13
Proposed Coverage Area (27.91 %)			2486.95
Achieved Net coverage area (27.91 %)			2486.95
Balance coverage area left (22.09 %)			1968.18
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (3.00)			26707.48
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)			26707.48
Residential FAR (54.21%)			27272.35
Commercial FAR (5.79%)			1954.96
Proposed FAR Area			29727.34
Achieved Net FAR Area (2.99)			29727.34
Balance FAR Area (0.01)			30.14
BUILT UP AREA CHECK			
Proposed BuiltUp Area			43890.23
Substructure Area Add in BUA (Layout Lvl)			15.09
Achieved BuiltUp Area			43905.33

SCALE : 1:150

Color Notes

COLOR INDEX

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

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1081
A (RESIDENTIAL)	D1	0.90	2.10	1029
A (RESIDENTIAL)	D3	1.10	2.10	269

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.60	101
A (RESIDENTIAL)	W2	1.22	1.80	10
A (RESIDENTIAL)	W1	1.52	1.80	1019
A (RESIDENTIAL)	W1	1.80	1.80	88

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.82 X 3.31 X 1 N 1	2.47	2.47
SECOND FLOOR PLAN	0.90 X 2.39 X 1 N 1	2.33	4.80
THIRD FLOOR PLAN	0.82 X 3.31 X 1 N 1	2.47	4.80
	0.90 X 2.39 X 1 N 1	2.33	
FOURTH FLOOR PLAN	0.82 X 3.31 X 1	2.47	10.38
	0.90 X 3.61 X 1 N 1	3.25	
	0.82 X 3.31 X 1 N 1	2.47	
TYPICAL – 5 TO FLOOR PLAN	0.90 X 2.39 X 2 X 9	41.94	83.42
	0.82 X 3.31 X 1 X 9	25.25	
	0.82 X 3.31 X 1 X 9	22.23	
Total :			115.87

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	III

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	-	266	-
	Commercial	Retail Shop	< 0	50	1954.96	1	33	-
	Total :			-	-	-	299	321

Parking Check (Table 7b)

Vehicle Type	Reqd		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	299	3673.75	321	4413.75
Visitor's Car Parking	26	327.50	0	0.00
Total Car	315	4001.25	321	4413.75
Two/Three wheeler	-	412.50	0	0.00
Other Parking	-	-	-	8102.86
Total :		4743.75		12516.61

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : M/s S V Infra Holdings Llp rep by M D Ankapali Janardhana Rao, Kunda Madhusudhan Rao & G. Nagaswara Rao (GPA Holder for) C.R.Gangnarasth alias P.C. Gundaiah # 402, Ashwini Heights, HAL 2nd stage, Kodihalli, Indiranagar

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Ganesh N MIC, 8th main, 8th cross, S.R. Nagar, Bangalore E-42/B/17-18

PROJECT TITLE : PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT BUILDIN KATHA NO. 3205, SY NO. 38, PATTANDURU AGRAHARA VILLAGE K.R. PURAM HOBLI, WHITE FIELD SUB - DIVISION, MAHADEVAPU ZONE, WARD NO.83, BANGALORE.

DRAWING TITLE : 1st FLOOR PLAN & 2nd FLOOR PLAN

SHEET NO : 5

The plans are approved in accordance with the acceptance for approval by the Commissioner (North) on date: 07/11/2019 - vide lp number: ..BBMP/Addl.Dir/JD..CENTRAL/0013/19-20..... subject to terms and conditions laid down along with this building plan approval.

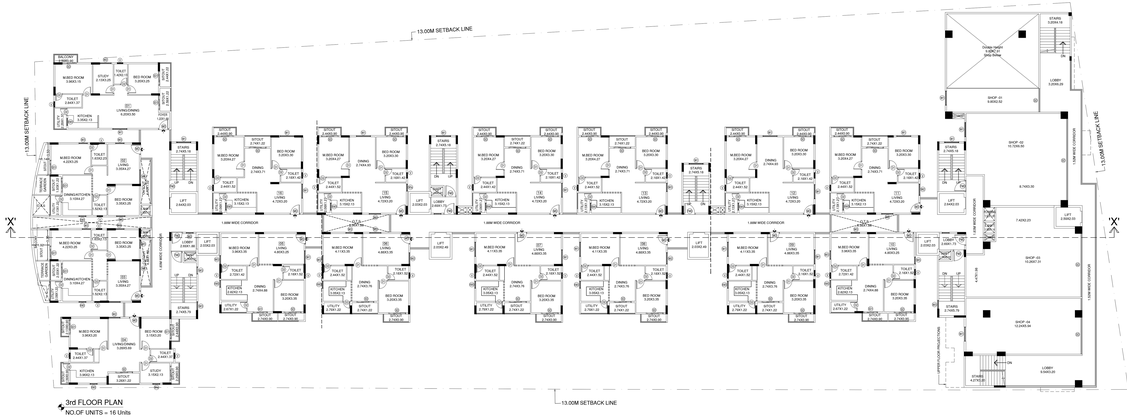
Validity of this approval is two years from the date of issue.

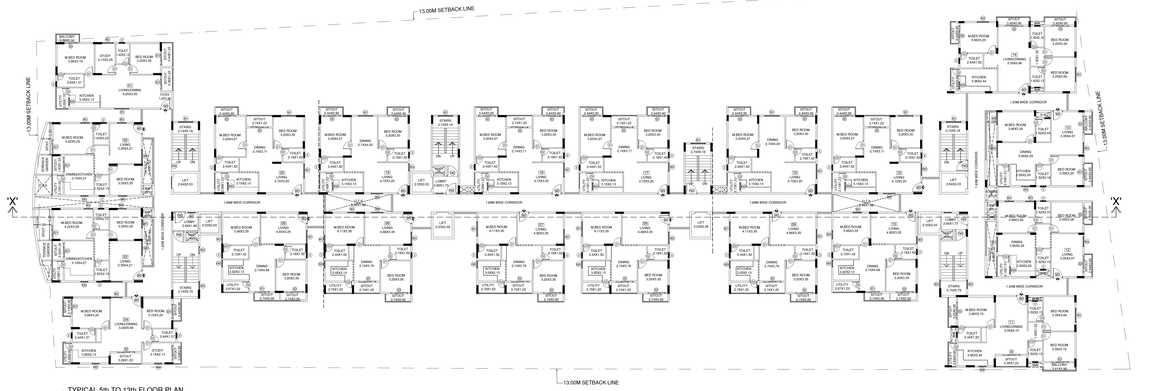
Name: B MAHESH
Designation : Joint Director Town Planning (JDTP)
Organization: BRUHAT BANGALORE MAHANAGARA PALIKE
Date: 15-Sep-2020 16:20:26

NORTH

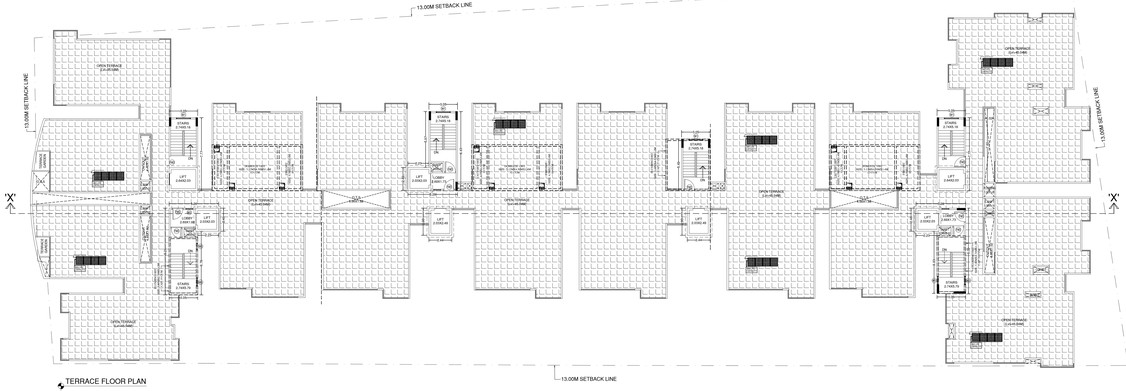
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

UserDefinedMetric (1900.00 x 900.00MM)


13.00M SETBACK LINE
1.00M WIDE CORRIDOR
LIFT LOBBY
LIFT
LIFT MACHINE
STAIRS
LIFT
LIFT MACHINE
LIFT LOBBY



TYPICAL 5th TO 13th FLOOR PLAN
NO.OF UNITS :(20 X 09) = 180 Units



TERRACE FLOOR PLAN

4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the 'Karnataka Building and Other Construction Workers Welfare Board'

Note:

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 of workers shall be furnished by the builder / contractor to the Labour Department concerned Officer.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
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.

II **NOC Details**

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1.	Airport Authority of India	BIAL/SO/JT/HS/SO/0108/SO Dated: 04-06-2019	All the conditions imposed in the Statutory Body should be adhered to
2.	BIAL	DS-SAN/BGIAOC HR/05-11/2019-20/01 Dated @ BG-41, Dated: 24/04/2019	
3.	Fire Force Department	KSFES/SSBC/1/2258 Docket No. KSFES/NOC/2254/2019 Dated: 07-02-2020	
4.	BWSSB	BWS/SEWC/CE(S)/AE(SEC)/DCE(S)/AE/SAN-NR/SR/BCW/2019-20 Dated: 24/01/2020	
5.	BESCOM	GE/LR/NC/SE(L)/EE(L)/AE(L)/AE(L)-1/ 73 Dated: 07/02/2020	
6.	KSPCB	CTO-Consent No. 84777 dated: 01-07-2020	
7.	SEUAA	SEUAA-BE-CON-2019-20 - 11-12-2019	

III. The Applicant has paid the fees / vide HDFT / RTGS Transaction No. BBMP/36482/CH/19-20 dated: 31-01-2020 for the following:

1. Licence Fees & Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No.52173/2018 (LB-BMP) dated: 16-12-2019	:	21,40,350.00
2. Dulced Rent (High Court Stay case WP No. 52173/2019 (LB-BMP) dated: 16-12-2019	:	Court Stay
3. Betterment Charges		
a. For the building	:	99,837.00
b) for Site	:	7,12,953.00
4. Security Deposit (Rs. 250/sqm payment as per order of the Hon'ble High Court vide W.P.No.52173/2019 (LB-BMP) dated: 16-12-2019	:	10,87,600.00
5. Plan copy charges	:	60,000.00
6. Compound Wall Charges	:	10,000.00
7. Infrastructure Improvement Charges	:	1,00,000.00
8. 1% Service Charge on Labour Cess (Court Stay)	:	Court Stay
TOTAL :		**43,93,866.00**
Say Rs :		**43,94,000.00**

9. Labour Cess : High Court Stay vide WP No. 52173/2019 (LB-BMP) dated: 16-12-2019

Block :A (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenement Nos	Carpet Area after Deduct Tenement
		Cellar		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial			
Terrace Floor	170.92	0.00	170.92	123.92	0.00	47.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Thirteenth Floor	2346.85	62.01	2346.85	0.00	25.23	0.00	92.75	0.70	0.00	0.00	2007.75	0.00	2007.75	20	0.00
Twelfth Floor	2346.85	62.01	2346.85	0.00	25.23	0.00	92.75	0.70	0.00	0.00	2007.75	0.00	2007.75	20	0.00
Eleventh Floor	2346.85	62.01	2346.85	0.00	25.23	0.00	92.75	0.70	0.00	0.00	2007.75	0.00	2007.75	20	0.00
Tenth Floor	2346.85	62.01	2346.85	0.00	25.23	0.00	92.75	0.70	0.00	0.00	2007.75	0.00	2007.75	20	0.00
Ninth Floor	2346.85	62.01	2346.85	0.00	25.23	0.00	92.75	0.70	0.00	0.00	2007.75	0.00	2007.75	20	0.00
Eighth Floor	2346.85	62.01	2346.85	0.00	25.23	0.00	92.75	0.70	0.00	0.00	2007.75	0.00	2007.75	20	0.00
Seventh Floor	2346.85	62.01	2346.85	0.00	25.23	0.00	92.75	0.70	0.00	0.00	2007.75	0.00	2007.75	20	0.00
Sixth Floor	2346.85	62.01	2346.85	0.00	25.23	0.00	92.75	0.70	0.00	0.00	2007.75	0.00	2007.75	20	0.00
Fifth Floor	2346.85	62.01	2346.85	0.00	25.23	0.00	92.75	0.70	0.00	0.00	2007.75	0.00	2007.75	20	0.00
Fourth Floor	2346.85	62.01	2346.85	0.00	25.23	0.00	92.75	0.70	0.00	0.00	2007.75	0.00	2007.75	20	0.00
Third Floor	2346.85	62.01	2346.85	0.00	25.23	0.00	92.75	0.70	0.00	0.00	2007.75	0.00	2007.75	20	0.00
Second Floor	2326.75	123.26	2203.50	0.00	36.49	0.00	119.81	0.70	0.00	0.00	1829.48	415.05	2244.53	16	0.00
First Floor	2326.75	123.26	2203.50	0.00	36.49	0.00	119.81	0.70	0.00	0.00	1829.48	415.05	2244.53	16	0.00
Stilt Floor	2460.17	455.94	2004.63	0.00	36.49	0.00	130.23	0.70	0.00	0.00	1342.02	492.49	1834.51	12	180.01
Cellar Floor	2509.39	22.00	2487.39	0.00	36.49	0.00	275.04	0.70	0.00	0.00	1929.00	342.30	2271.22	12	434.00
Ground Floor	6495.04	0.00	6495.04	0.00	36.49	00.00	0.00	146.38	6213.20	32.35	0.00	62.28	00	11.00	
Second Floor	6491.35	0.00	6491.35	0.00	36.49	0.00	53.01	0.00	166.26	6220.91	32.10	0.00	32.10	00	17.00
Total	45239.93	1345.62	43894.31	123.92	663.24	47.00	1661.79	5.60	292.56	12434.11	27072.94	1904.88	28777.81	256	666.67
Total Number of Units	1														
Total Number of Blocks	1														

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after Deduct Tenement
			Cellar		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial			
A (RESIDENTIAL)	1	45239.93	1345.62	43894.31	123.92	663.24	47.00	1661.79	5.60	292.56	12434.11	27072.94	1904.88	28777.81	256	666.67
Grand Total :	1	45239.93	1345.62	43894.31	123.92	663.24	47.00	1661.79	5.60	292.56	12434.11	27072.94	1904.88	28777.81	256.00	666.67

Approval Date: 07/11/2019

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/17512/CH/19-20	BBMP/17512/CH/19-20	313369.0	Online	191070091407	08/11/2019 8:20:02 PM	-
	No		Scrutiny Fee		Amount (INR)	Remark	
	-				313369.0	-	

BBMP/ADDL.DIR/JD CENTRAL/0013/2019-20

This Plan Sanction is issued subject to the following conditions :-

1. Sanction is accorded for the Residential Apartment and Commercial Building at Khata No. 3255, Sy No. 38, Pattandooru Agrahara Village, K R PURAM HOBLI, Ward No. 150, Zone - Jayanagar, Bangalore Subject to payment of
   a). Consisting of 2BF + GF + 13 UF (Thirteen upper floors)
2. Sanction is accorded for **Residential Apartment and Commercial** only. The use of the building shall not be deviated to any other use.
3. 2 Basement Floor and Surface area 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 take all safety measures involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8. The applicant shall not stack any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the compound wall shall be constructed immediately after completion of foundation.
10. The applicant shall provide a space for housing the distribution transformers & associated equipment as per K.E.R.C (Sub D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.05 m in the basement for installing the telephone equipment and also to make provisions for telecom services as per Bye-law No. 28.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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 received 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 owner / builder shall be liable to be prosecuted. The owner / builder shall be first served 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 1V of Bye-law 3.
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 be obtained.
20. Occupancy or occupancy 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 building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times having adequate capacity commensurate with the built up area.
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" Searing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the buildings.
26. Provisions 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 also ensure open and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The applicant shall ensure that the provisions of the Fire Safety Act and 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 Then 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** (100 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 applicant shall ensure that adequate safety measures are maintained strictly to ensure that no accidents occur during the course of excavation for basements 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.
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 buildings and the recommendations/ conditions shall be implemented if necessary.
34. The Owner / Association of high/rise building shall obtain clearance certificate from Fire Forces Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of high/rise building shall install lifts of required capacity by approved agencies of the Fire Forces Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of high/rise building shall obtain clearance certificate from the Chief Electrical Inspector to Govt. for the installations of Electrical Equipments to ensure working condition of Electrical installation (Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
37. The Owner / Association of the high/rise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure safety measures to the occupants.
38. 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 notes) of Building Bye-law-2003.
39. The Builder / Contractor / Professional responsible for supervision of work shall not remove any material from site or commence construction from the sanctioned plan without prior approval of the authority. They shall explain to the owner & about the risk involved in contravention of the provisions of KCD Act, Rules, Byelaws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
40. 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 (Sanctioning Authority) of the intention to start work in the form intimated by BBMP along with the fee as fixed by the Corporation. The Sanction shall lapse on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. If the interior order stayed in W.P.No. 52173/2019 (LB-BBMP), gets vacated, the applicant shall abide to the out come of the final order of the Hon'ble High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is sworn in the affidavit submitted to this office.
43. The Owners / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
45. 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 (Housing) Hoodthal Letter No. LD5061/LT/2013, dated: 31-04-2013

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. Before the Occupancy Certificate the 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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/ADM.DIR/JD CENTRAL/0013/19-20	Plot SubUse: Apartment	
Application Type: Suvarna	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 3255	
Nature of Sanction: New	Khata No. (As per Khata Extract): 3255	
Location: Ring-III	Locality / Street of the property: Pattandoo agrahara village, K.R. Puram Hobli, Bangalore.	
Building Line Specified as per Z.R. NA		
Zone: Mahadevapura (C)		
Ward: Ward - 150 (C)		
Planning District: 215-Whitefield		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	9558.16
Deduction for roads		
Road Widening Area		688.89
Total		688.89
NET AREA OF PLOT	(A-Deductions)	8869.27
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4435.13
Proposed Coverage Area (27.91 %)		2476.95
Achieved Net coverage area (27.91 %)		2476.95
Balance coverage area left (22.09 %)		1958.18
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2016 (3.00)		26797.48
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)		26797.48
Residential FAR (5.37%)		27072.94
Commercial FAR (0.37%)		1904.88
Proposed FAR Area		28977.81
Achieved Net FAR Area (2.88)		25577.94
Balance FAR Area (0.01)		1219.54
BUILT UP AREA CHECK		
Proposed BuiltUp Area		43895.23
Substructure Area Add in BUA (Lapsed Lvl)		13.00
Achieved BuiltUp Area		43905.23

SCALE : 1:150

Color Notes

COLOR INDEX

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

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1381
A (RESIDENTIAL)	D1	0.90	2.10	1029
A (RESIDENTIAL)	D3	1.10	2.10	298

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.60	331
A (RESIDENTIAL)	W2	1.22	1.80	10
A (RESIDENTIAL)	W1	1.22	1.80	1518
A (RESIDENTIAL)	W3	1.80	1.80	68

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.92 X 3.51 X 1 X 1	2.47	2.47
SECOND FLOOR PLAN	0.90 X 2.69 X 1 X 1	2.31	4.80
	0.92 X 3.51 X 1 X 1	2.47	
THIRD FLOOR PLAN	0.90 X 2.69 X 1 X 1	2.31	4.80
	0.92 X 3.51 X 1 X 1	2.47	
FOURTH FLOOR PLAN	0.90 X 2.69 X 2 X 1	4.86	10.38
	0.92 X 3.51 X 1 X 1	3.26	
	0.92 X 3.51 X 1 X 1	2.47	
TYPICAL – 5 -13 FLOOR PLAN	0.90 X 2.69 X 2 X 9	43.74	93.42
	0.90 X 3.51 X 1 X 9	29.25	
	0.92 X 3.51 X 1 X 9	22.23	
Total			115.87

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	30 - 225	1	1	1	1	1
	Commercial	Retail Shop	> 0	50	1664.88	1	33	
	Total :		-	-	-	-	289	321

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	289	5913.75	321	4410.75
Visitor's Car Parking	29	593.25	0	0.00
Total Car	318	6507.25	321	4410.75
TwoWheeler	-	412.50	0	0.00
Other Parking	-	-	-	8102.86
Total		4142.75		12513.61

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s S V Infra Holdings Llp rep by M D Kotapati Jaranthana Rao, Konda Mathaiuadhan Rao & G. Nagaswara Rao (GPA Holder for) C.R.Gurupraseth alias P.C.Gurubartan # 402, Ashwini Heights, HAL 2nd stage, Kodihalli, Indiranagar

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N MIC, 8th main, 8th cross, S.R. Nagar, Bangalore
E-4289/17-18

PROJECT TITLE :
PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT BUILDING KATHA NO. 3255, SY NO. 38, PATTANDURU AGRAHARA VILLAGE K.R. PURAM HOBLI, WHITE FIELD SUB - DIVISION, MAHADEVAPURA ZONE, WARD NO.93, BANGALORE.

DRAWING TITLE : TYPICAL 5th TO 13th FLOOR PLAN & TERRACE FLOOR PLAN

SHEET NO : 7

The plans are approved in accordance with the acceptance for approval by the Commissioner (North) on date: 07/11/2019 - vide lp number: ___BBMP/Addl.Dir/JD_CENTRAL/0013/19-20_____ subject to terms and conditions laid down along with this building plan approval.

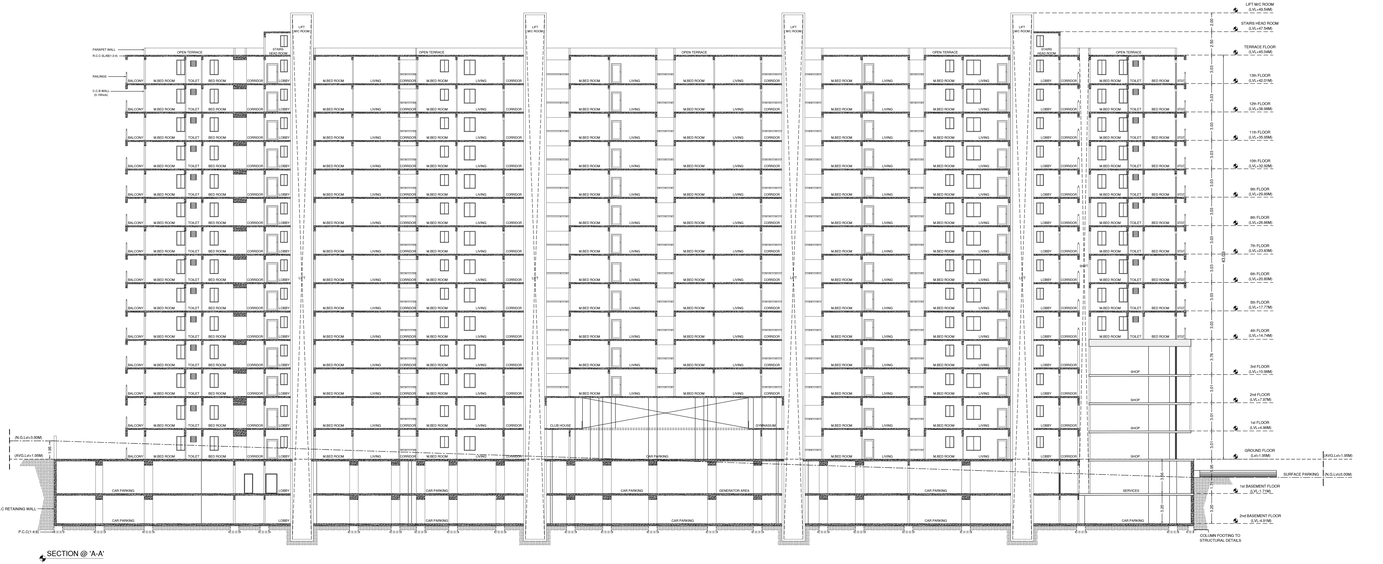
Validity of this approval is two years from the date of issue.

Name: B MAHESH
Designation : Asst Director Town Planning (JDZ)
Organization: BRUHAT BANGALORE MAHANAGARA PALIKE
Date: 13-Sep-2020 20:20:20

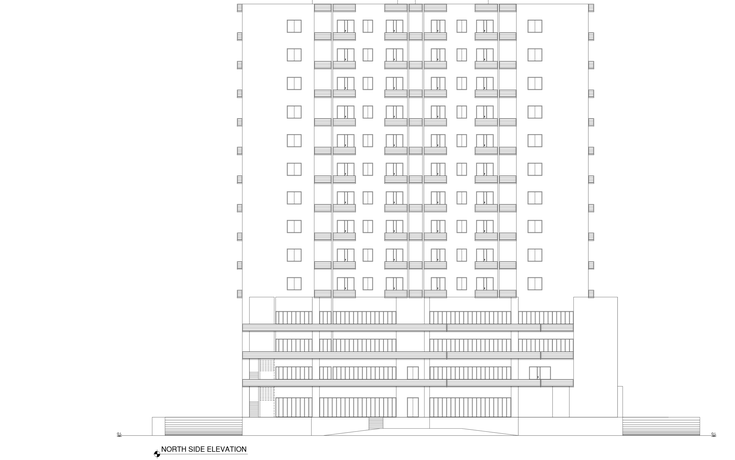
NORTH

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

UserDefinedMetric (1900.00 x 900.00MM)



SECTION @ 'A-A'



NORTH SIDE ELEVATION

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".

Note:

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 of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
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.

II. NOC Details :

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1.	Airport Authority of India	BAL/SOU/TH/805/2019/360703 Dated: 04-06-2019	All the conditions imposed in the letter issued by the concerned Department. Copy should be adhered to.
2.	BDAL	CE/SAO/SUP-C1-HRS/LT-1/2019-20/01 Dated: 30-01-2020 / Dated: 24/04/2019	
3.	Fire Force Department	KSFES/SEC-1/2258 Dasara/ No. KSFES/NOC/2394/2019 Dated: 29/11/2019	
4.	BWSSB	CE(SEWERAGE)/SE(SEE)-2/DCE(SM)-9/TA(M)-5/F(SD)/2019-20 Dated:24/12/2019-20/20	
5.	BESCOM	CEE/(HEC-ES)/EE(HEE)-2/F(S-2)/AEE(F)-7/3 Dated: 27/02/2020	
6.	KSPCB	CTE-378721, PCB ID : 84777 dated: 01-07-2020	
7.	SEAA	SEAA/ SE CON 2019/ 81 : 11-12-2019	

III. The Applicant has paid the fees vide NEFT / RTGS Transaction No. BBMP/34843/CH/19-20 dated: 31-01-2020 for the following :-

1. Licence Fees & Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No 52173/2019 (LB-BMP) dated: 16-12-2019	21,40,350.00
2. Ground Rent (High Court Stay vide WP No. 52173/2019 (LB-BMP) dated: 16-12-2019	Court Stay
3. Betterment Charges	
a) For Building	86,937.00
b) For Site	7,19,953.00
4. Security Deposit (Rs. 25/Sqm payment as per order of the Hon'ble High Court vide W.P.No 52173/2019 (LB-BMP) dated: 16-12-2019	10,87,638.00
5. Sewage Cess	10,000.00
6. Compound Wall Charges	10,000.00
7. Lake Improvement Charges	2,39,985.00
8. 1% Service Charge on Labour Cess (Court Stay)	Court Stay
TOTAL :-	**43,93,854.00**
Say Rs :-	**43,94,000.00**

9. Labour Cess : High Court Stay vide WP No. 52173/2019 (LB-BMP) dated: 16-12-2019

Block :A (RESIDENTIAL)

Floor Name	Gross Built Area	DEDUCTIONS Deductions from Gross Built Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Cancel Area after Tnmt Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Res.	Commercial						
Terrace Floor	170.92	0.00	170.92	123.92	0.00	47.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Typical Floor	2346.89	62.01	2196.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	0.00	
Typical Floor	2346.89	62.01	2196.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	0.00	
Typical Floor	2346.89	62.01	2196.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	0.00	
Typical Floor	2346.89	62.01	2196.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	0.00	
Typical Floor	2346.89	62.01	2196.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	0.00	
Typical Floor	2346.89	62.01	2196.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	0.00	
Typical Floor	2346.89	62.01	2196.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	0.00	
Typical Floor	2346.89	62.01	2196.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	0.00	
Typical Floor	2346.89	62.01	2196.38	0.00	33.23	0.00	92.75	0.75	0.00	0.00	2007.75	0.00	2007.75	20	0.00	
Typical Floor	2326.75	123.29	2203.50	0.00	38.48	0.00	119.81	0.75	0.00	0.00	1829.60	415.05	2244.65	16	0.00	
Typical Floor	2326.75	123.29	2203.50	0.00	38.48	0.00	119.81	0.75	0.00	0.00	1829.60	415.05	2244.65	16	0.00	
Typical Floor	2460.37	455.94	2004.63	0.00	38.48	0.00	130.03	0.75	0.00	0.00	1340.62	490.90	1831.51	12	189.61	
Typical Floor	2508.95	22.00	2486.95	0.00	38.48	0.00	275.04	0.75	0.00	0.00	1929.92	342.30	2272.22	12	434.00	
Typical Floor	3480.24	0.00	3480.24	0.00	38.48	0.00	55.25	0.00	146.35	4273.00	32.28	0.00	32.28	16	17.00	
Typical Floor	3481.29	0.00	3481.29	0.00	38.48	0.00	55.25	0.00	146.35	4273.00	32.15	0.00	32.15	16	17.15	
Total Number of Blocks	42230.95	1245.62	40985.33	123.92	663.24	47.00	1661.76	9.00	292.70	12434.11	27072.94	1904.89	28777.87	256	888.87	889
Total	42230.95	1245.62	40985.33	123.92	663.24	47.00	1661.76	9.00	292.70	12434.11	27072.94	1904.89	28777.87	256		889

FAR &Tenement Details

Block	No. of Same Blocks	Gross Built Up Area (Sq.mt.)	Deductions from Gross Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmts (No.)	Cancel Area after Tnmt Tenement
			Cellar		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Res.	Commercial			
A (RESIDENTIAL)	1	42230.95	1245.62	40985.33	123.92	663.24	47.00	1661.76	9.00	292.70	12434.11	27072.94	1904.89	28777.87	256	888.87
Grand Total:	1	42230.95	1245.62	40985.33	123.92	663.24	47.00	1661.76	9.00	292.70	12434.11	27072.94	1904.89	28777.87	256.00	888.87

Approval Date: 07/11/2019

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/7515/CH/19-20	BBMP/7515/CH/19-20	3123863.0	Online	191111151001 90370350007	08/11/2019 8:20:08 PM	-
		No	Head		Amount (INR)	Remark	
		1	Scrutiny Fee		3123863.0	-	

BBMP/ADDL.DIR/JD CENTRAL/0013/2019-20

This Plan Sanction is issued subject to the following conditions :-

1. Sanction is accorded for the Residential Apartment and Commercial Building at Khata No. 3205, Sy. No. 38, Pattandoru Agrahara Village, K.R. PURAM HOBLI, Ward No. 83, Whitefield Sub-Division, Mahadevapura Zone, Bengaluru.
2. Sanction is accorded for **Residential Apartment and Commercial** only. The use of the building shall not be deviated to any other use.
3. Sanction is accorded for **Residential Apartment and Commercial** units. The use of the building shall not be deviated to any other use.
4. 2 Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
5. Rainwater harvesting charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
6. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
7. The applicant shall construct temporary toilets for the use of construction workers and if they are not provided the concerned officer will be held responsible.
8. The applicant shall indemnify any accidents incurred in the construction work against any claims that may be raised against anyone during the time of construction.
9. The applicant shall not allow any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
10. The owner / builder is prohibited from setting up any structure in open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
11. The applicant shall provide a space for the installation of transformer and other associated equipment as per K.E.R.C. (Sub 2), code dawing 3.00 mts. from the building within the premises.
12. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per the GO dated 29-9-2005.
13. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
14. The applicant shall plant at least two trees in the premises.
15. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
16. Licenses 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.
17. If any owner / builder deliberates the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance. If repeated, the second instance and cancel the registration if the same is repeated for the third time.
18. 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 (1) (i) (a) to (k).
19. The building shall be constructed under the supervision of a registered structural engineer.
20. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
21. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of the licence & within one month after its completion shall apply for permission to occupy the building.
22. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
23. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
24. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
25. 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" keeping No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
26. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
27. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of the Karnataka Municipal Corporations.
28. 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.
29. The Occupancy Certificate will be considered only after ensuring that the provisions of Environment Impact Act, 1986 are duly complied with wherever applicable.
30. 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.
31. Garbage emanating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 100 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).
32. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring buildings and structures, and locales ensuring safety of workmen and general public by erecting safe barricades.
33. Sufficient low wheeler parking shall be provided as per requirement.
34. 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.
35. The Owner / Association of high rise building shall obtain fire clearance certificate from Fire Forever Department every Two years with due inspection by the Department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
36. The Owner / Association of highrise building shall get the building inspected by empanelled Structural Engineer every Five years with due inspection by the Department regarding safe and available condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
37. The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. The owner / builder / developer shall maintain carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 notes) of Building Bye-law-2003.
39. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior permission in writing from the BBMP. In addition to the owner a debut the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
40. 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 (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of foundation or footings or walls of / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. If the interim order stayed in W.P.No. 52173/2019 (LB-BMP), gets vacated, the applicant shall abide to the out come of the final order of the Hon'ble High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is sworn in the affidavit submitted to this office.
43. The Applicant / Owners / Developers shall make necessary provision to charge rainwater harvesting.
44. The Applicant / Owner / Developer shall plant one tree for a/c sites measuring 100 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
45. 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 (Housetaxpy Hoodtax) Letter No. LD5WLE7/2013, 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 workers working in the construction site to the concerned Labour Department office and also 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.

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.11 VERSION DATE: 01/11/2018	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Inward No: BBMP/Addl.Dir/JD CENTRAL/0013/19-20		Plot SubUse: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 3205	
Nature of Sanction: New		Location: Ward: Ward-083	
Location: Ring-III		Locality / Street of the property: Pattandoru agrahara village, K.R. Puram Hobli, Bangalore.	
Building Line Specified as per Z.R: NA			
Zone: Mahadevapura (E)			
Ward: Ward - 083 (E)			
Planning District: 315-Whitefield			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		9599.16
Deduction for Net/Plot Area			
Road Widening Area			688.89
Total			688.89
NET AREA OF PLOT	(A-Deductions)		8910.27
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			4455.13
Proposed Coverage Area (27.01 %)			2406.55
Achieved Net coverage area (27.01 %)			2406.55
Balance coverage area left (22.99 %)			1968.18
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (3.50)			28797.49
Additional F.A.R within Ring I and II for amalgamated plot -- ( )			0.00
Allowable TDR Area (50% of Perm.FAR)			0.00
Premium FAR for Plot within Impact Zone (-)			0.00
Total Perm. FAR area (3.00)			28797.49
Residential FAR (94.27%)			27072.94
Commercial FAR (5.79%)			1664.89
Proposed FAR Area			28737.84
Achieved Net FAR Area (2.99)			28737.84
Balance FAR Area (0.01)			59.64
BUILT UP AREA CHECK			
Proposed BuiltUp Area			43890.23
Achieved BuiltUp Area			43890.23

Color Notes

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

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	1281
A (RESIDENTIAL)	D1	0.90	2.10	1529
A (RESIDENTIAL)	D3	1.10	2.10	256

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.60	531
A (RESIDENTIAL)	W2	1.22	1.00	10
A (RESIDENTIAL)	W1	1.22	1.60	1319
A (RESIDENTIAL)	W1	1.60	1.60	68

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.92 X 3.51 X 1 X 1	2.47	2.47
SECOND FLOOR PLAN	0.92 X 2.39 X 1 X 1	2.23	4.70
THIRD FLOOR PLAN	0.92 X 3.51 X 1 X 1	2.47	7.17
	0.92 X 2.39 X 1 X 1	2.23	9.40
FOURTH FLOOR PLAN	0.92 X 3.51 X 1 X 1	2.47	11.87
	0.92 X 2.39 X 1 X 1	2.23	14.10
	0.92 X 3.51 X 1 X 1	2.47	16.57
	0.92 X 2.39 X 1 X 1	2.23	18.80
TYPICAL – 5 TO FOUR PLAN	0.92 X 2.39 X 2 X 9	41.94	60.74
	0.92 X 3.51 X 1 X 6	20.25	80.99
	0.92 X 3.51 X 1 X 9	22.23	103.22
Total	-	-	115.87

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	III

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	256	-
	Commercial	Retail Shop	> 0	50	1664.89	1	33	-
	Total :		-	-	-	-	289	321

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	289	3913.75	321	4413.75
Visitor's Car Parking	29	397.50	0	0.00
Total Car	315	4311.25	321	4413.75
Two/Three wheeler	-	412.50	0	0.00
Other Parking	-	-	-	6102.88
Total :	-	4743.75	-	10516.63

SCALE : 1/150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s S V Infra Holdings Llp rep by M D Kotapati Janardhana Rao, Konda Madhusudhan Rao & G. Nageswara Rao (GPA Holder for) C.R.Gurupraseth alias P.C.Gurubaran # 402, Ashwini Heights, HAL 2nd stage, Kodihalli, Indiranagar

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Ganesh N M,C. Bh nam, 6th cross, S.R. Nagar, Bangalore
E-42/B/17-18

PROJECT TITLE :
PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT BUILDN AT KHATA NO. 3205, SY NO. 38, PATTANDORU AGRAHARA VILLAGE K.R. PURAM HOBLI, WHITE FIELD SUB - DIVISION, MAHADEVAPU ZONE, WARD NO. 83, BANGALORE.

DRAWING TITLE : SECTION & ELEVATION

SHEET NO : 8

The plans are approved in accordance with the acceptance for approval by the Commissioner (North) on date: 07/11/2019 - vide lp number: ___BBMP/Addl.Dir/JD CENTRAL/0013/19-20_____ 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.

Name: B MAHESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date: 15-Sep-2020 16:20:20

NORTH

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

UserDefinedMetric (1900.00 x 900.00MM)