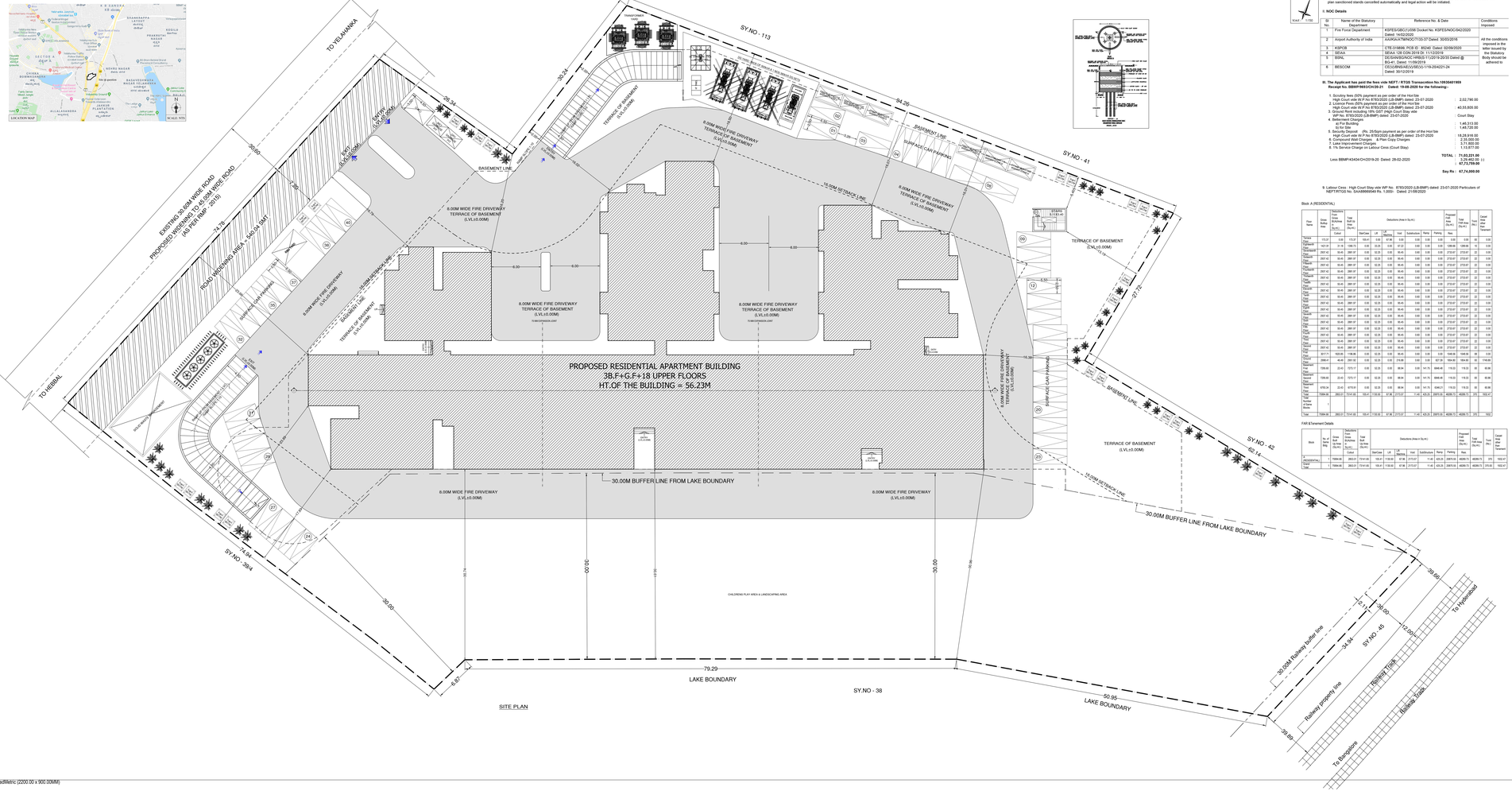


6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

I). NOC Details

Sl No.	Name of the Statutory Authority	Reference No. & Date	Conditions Imposed
1	Fire Force Department	KSFES/dRC/JJ/06 Dcoked No: KSFES/NOC/342/2020 Dated: 14/02/2020	All the conditions imposed in the NOC issued by the Statutory Body should be adhered to
2	Airport Authority of India	AAI/ADC/TN/NOC/7133-37 Dated: 30/03/2016	
3	KSPCB	CTE-318899, PCB ID : 85240 Dated: 02/06/2020	
4	SEIAA	SEIAA 128 CON 2019 EC 1/1/2/2019	
5	BWAI,	DE/BANG/BWAO HRBS/F-11/2019-20/33 Dated @ BG-4-1, Dated: 11/06/2019	
6.	BESCOM	CEO/BRNE/AEE/O/SE/O-1/19-20/422-24 Dated: 30/12/2019	

II. The Applicant has paid the fees vide NEFT / RTGS Transaction No.1993040169
Receipt No. BBMP/9063/CH/20-21 Dated: 19-08-2020 for the following:-

1. Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No 8783/2020 (LB-BMP) dated: 23-07-2020	2,02,790.00
2. Security Deposit (50% payment as per order of the Hon'ble High Court vide W.P.No 8783/2020 (LB-BMP) dated: 23-07-2020	40,55,800.00
3. Ground Rent including 18% GST (High Court Stay vide W.P.No 8783/2020 (LB-BMP) dated: 23-07-2020	Court Stay
4. Betterment Charges a) For Building : b) For Site :	1,46,313.00 1,48,728.00
5. Security Deposit - (Rs. 25/Sqm payment as per order of the Hon'ble High Court vide W.P.No 8783/2020 (LB-BMP) dated: 23-07-2020	18,28,916.00
6. Compound Wall Charges. & Plan Copy Charges	2,35,000.00
7. Lake Improvement Charges	3,71,800.00
8. 1% Service Charge on Labour Cess (Court Stay).	1,13,877.00
TOTAL :	**71,82,221.00**
Less BBMP/4340/CH/20-21 Dated: 28-02-2020	**24,00,000.00**
	47,73,759.00
Say Rs :	**47,74,000.00**

9. Labour Cess - High Court Stay vide WP No: 8783/2020 (LB-BMP) dated: 23-07-2020 Particulars of NEFT/RTGS No.: SAA89664566 Rs. 1,050/- Dated: 21/08/2020

Block :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.Mts.)										Proposed FAR Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Consumed Area (Sq.Mts.)
		StairCase Cover	LIFT Machine	Void	Sub Station	Ramp	Parking Area	Resi. Area						
Terrace Floor	173.37	0.00	173.37	100.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.47	100.47	100.47
First Basement Floor	1421.91	21.16	1380.75	0.00	222.25	0.00	67.22	0.00	0.00	0.00	1290.69	1290.69	10	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Second Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
First Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Stilt Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Total :	73994.58	2853.01	73141.55	100.47	3706.50	67.98	2173.37	11.40	43.25	63610.06	63610.06	663	100.47	100.47

FAR & Tenement Details

Block	No. of Bldg.	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.Mts.)								Proposed FAR Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Tenement (No.)	Consumed FAR Area for Tenement
			StairCase Cover	LIFT Machine	Void	Sub Station	Ramp	Parking Area	Resi. Area	Common Area				
A (RESIDENTIAL)	1	73994.58	2853.01	73141.55	100.47	3706.50	67.98	2173.37	11.40	43.25	63610.06	63610.06	215	100.47
Total :	1	73994.58	2853.01	73141.55	100.47	3706.50	67.98	2173.37	11.40	43.25	63610.06	63610.06	215	100.47

BBMP/ADDL.DIR/JD NORTH/0092/2019-20

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

1. Sanction is accorded for the Residential Apartment (With Clubhouse) Building at Khata No. 725/362, Sy. No. 38/2, 39/3, 40 & 43, Allalasandra Village, Yelahanka Hobli, Ward No. 04, Bangalore North Taluk.
   a) Consisting of 3B + G + P + 18 UP (Eighteen upper floors).
2. Sanction is accorded for **Residential Apartment** with clubhouse use only. The use of the premises for any other purpose is prohibited.
3. Basement Floor, Part of Ground 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, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. Separate arrangements for temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / unfavourable incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common amenities attached to the premises under any circumstances.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ele.S) (3rd) leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 m x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a) of KMC.
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. The sanction and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Byelaws 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 owners as the case may be shall strictly adhere to the duties and responsibilities specified in the Karnataka Building and Other Construction Workers Act 1996.
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 winding the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. The occupancy or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition so as to ensure the quality of groundwater. Artificial 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" leaning No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide outer water heaters as per table 17 of Bye-law No. 28 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Byelaws 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 with a gradient not exceeding one metre twelve and shall be barrier free.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume before 6.00 AM. Noise level at the boundary of the premises shall not exceed 75 decibels.
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 structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and structures so as not to cause any harm or loss to the adjoining 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 high rise building shall obtain clearance certificate from Fire Force Department to ensure that the equipment's installed are in good and workable condition to avoid fire hazards and to ensure that the fire safety measures are installed. The certificate should be produced to the Corporation and Fire Force Department every year.
35. 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.
37. The Owner / Association of the high rise building shall conduct two mock – trials in the building, one during the dry summer and another during the summer and secure 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 (xxiii) of Building Bye-law-2003.
39. The Builder / Contractor / Professional responsible for supervision of work shall not materially and substantially deviate from the sanctioned plans and specifications. In case they do so, it is the duty of the authority. They shall explain to the owner / 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 or reconstruction of building shall be commenced within a period of two (2) years and if the same is not commenced within the period of two years, the owner shall intimate in writing the Commissioner 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 2016.
42. In case any dispute arises, the NOC issued by BWSSB (LB-BMP), 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 NOC from BWSSB should be obtained and shall be submitted to this office before obtaining Occupancy Certificate.
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 165 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.
46. If any of the above conditions / 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 (Hosadaiyi Hosddaiyi Letter No. LD/95LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board "should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the implementation of welfare measures and other provisions as contained in the above act.
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 o 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. Obtain 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.

Block :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.Mts.)										Proposed FAR Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Consumed Area (Sq.Mts.)
		StairCase Cover	LIFT Machine	Void	Sub Station	Ramp	Parking Area	Resi. Area						
Terrace Floor	173.37	0.00	173.37	100.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.47	100.47	100.47
First Basement Floor	1421.91	21.16	1380.75	0.00	222.25	0.00	67.22	0.00	0.00	0.00	1290.69	1290.69	10	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Typical Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Second Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
First Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Stilt Floor	2557.43	36.45	2381.97	0.00	122.25	0.00	35.45	0.00	0.00	2155.27	2155.27	22	0.00	0.00
Total :	73994.58	2853.01	73141.55	100.47	3706.50	67.98	2173.37	11.40	43.25	63610.06	63610.06	663	100.47	100.47

FAR & Tenement Details

Block	No. of Bldg.	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.Mts.)								Proposed FAR Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Tenement (No.)	Consumed FAR Area for Tenement
			StairCase Cover	LIFT Machine	Void	Sub Station	Ramp	Parking Area	Resi. Area	Common Area				
A (RESIDENTIAL)	1	73994.58	2853.01	73141.55	100.47	3706.50	67.98	2173.37	11.40	43.25	63610.06	63610.06	215	100.47
Total :	1	73994.58	2853.01	73141.55	100.47	3706.50	67.98	2173.37	11.40	43.25	63610.06	63610.06	215	100.47

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/JDN/0092/19-20	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Commercial (Mixed Use Corridor)
Proposal Type: Building Permission	Plot/Sub Plot No.: 725/362
Nature of Sanction: New	PID No. (As per Khata Extract): 40-8-43
Location: Ring-III	Khata No. (As per Khata Extract): 725/362
Building Line Specified as per Z.R: NA	Locality / Street of the property: Allalasandra village, Yelahanka Hobli, Bangalore
Zone: Yelahanka	
Ward: Ward-04	
Planning District: 207-Yelahanka	
AREA DETAILS: AREA OF PLOT (Minimum)	(A) 3043.85
Deduction for NetPlot Area	
Road Widening Area	540.55
Total :	540.55
NET AREA OF PLOT	(A-Deductions) 14231.95
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	7155.98
Proposed Coverage Area (22.6 %)	3221.82
Achieved Net coverage area (20.6 %)	2951.82
Balance coverage area left (29.4 %)	4214.16
FAR CHECK	
Permissible F.A.R as per zoning regulation 2015 (3.25)	46334.00
Additional F.A.R within Ring I and I for amalgamated plot ( )	0.00
Additional F.A.R for plot within Ring I and I	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (3.25)	46334.00
Residential FAR (100.00%)	46299.71
Proposed FAR Area	46299.71
Achieved Net FAR Area (3.25)	46299.71
Balance FAR Area (0.00)	44.29
BUILT UP AREA CHECK	
Proposed BuiltUp Area	73141.55
Achieved BuiltUp Area (Excluding Area in BUA Layout Lvl)	73141.55
Achieved BuiltUp Area	73158.05

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	B

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	370	-
	Total :	-	-	-	-	-	370	479

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.Mt.)	Achieved No.	Achieved Area (Sq.Mt.)
Car	370	5687.14	479	8372.50
Visitor's Car Parking	37	568.70	0	0.00
Total Car	407	6255.84	479	8372.50
Two/Three wheeler	338.75	253.06	0	0.00
Other Parking	-	-	-	14661.60
Total	-	6100.00	-	21034.30

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	2187
A (RESIDENTIAL)	D1	0.90	2.10	1494
A (RESIDENTIAL)	D3	1.10	2.10	16
A (RESIDENTIAL)	D	1.10	2.10	376

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.90	16
A (RESIDENTIAL)	T	0.60	1.00	18
A (RESIDENTIAL)	SD	0.86	2.10	61
A (RESIDENTIAL)	V	1.00	0.90	899
A (RESIDENTIAL)	W	1.00	1.00	16
A (RESIDENTIAL)	SD	1.15	2.10	16
A (RESIDENTIAL)	W	1.20	1.20	16
A (RESIDENTIAL)	W	1.50	1.20	2278
A (RESIDENTIAL)	W	1.80	1.80	38
A (RESIDENTIAL)	SD	1.88	2.10	61
A (RESIDENTIAL)	SD	1.95	2.10	16
A (RESIDENTIAL)	SD	2.00	2.10	16
A (RESIDENTIAL)	SD	2.10	2.10	491
A (RESIDENTIAL)	W	2.17	1.80	71

Balcony Calculations Table

BLDG NAME	NOS	AREA	TOTAL AREA
EQUIVIRTEENTH FLOOR PLAN	1.38 X 2.83 X 0.5 X 1	3.89	3.89
TYPICAL - 2 TO FLOOR PLAN	1.38 X 2.83 X 0.5 X 16	62.08	122.56
	1.38 X 2.75 X 0.5 X 16	60.48	
Total :	-	-	126.44

Approval Date : 10/06/2020

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/9063/CH/19-20	BBMP/9063/CH/19-20	57847.0	Online	9930130815	20/08/2020 2:20:05 PM	
	No	Mode	Total			Total (INR)	Remark
	1	Online	57847.0			57847.0	

OWNER / SPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID

SMT. PRABHA RAO AND SMT. SHARADA RAO
M/s Mangala Constructions Ltd rep by MD G Yoganand GPA holder for Sridhar reddy & others #708 to 711 manipaal trinity corporate near manipaal road,JNTU Hitech City road KPHB, Kukatpally

ARCHITECT/ENGINEER /SUPERVISOR SIGNATURE

PRABHAKAR ARCHITECTS, Nalin Apparaddy patya, Indira nagar, Bangalore-560038 BCC/BL-3.6/ARCH-2020-20

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT (WITH CLUBHOUSE) BUILDING AT KHATHA NO.725/362, SY. NO.38/2, 39/3, 40 & 43, ALLALASANDRA VILLAGE, YELAHANKA HOBLI, WARD NO.04, BANGALORE NORTH TALUK, BANGALORE.

DRAWING TITLE : SITE PLAN

SHEET NO : 1

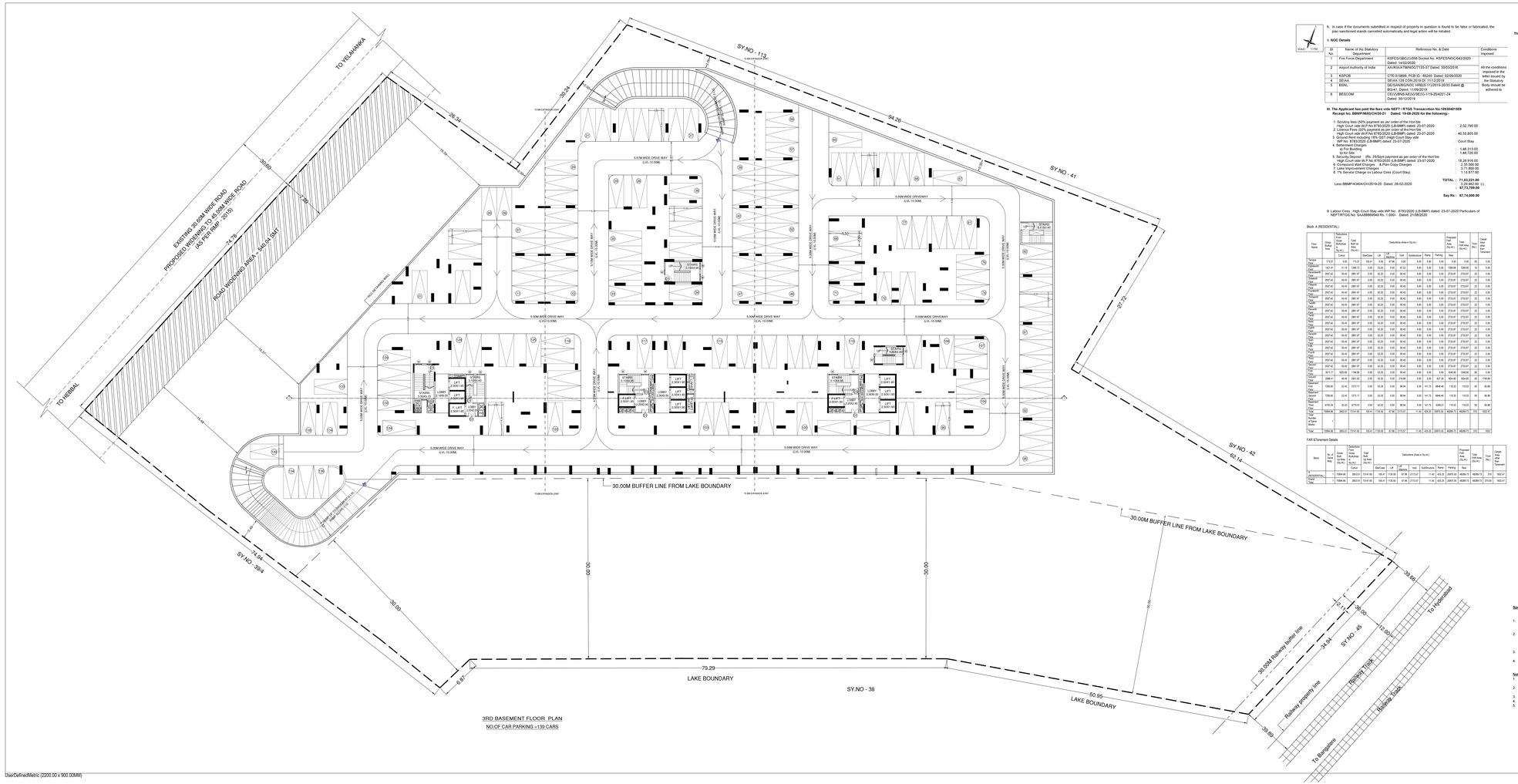
The plans are approved in accordance with the acceptance for approval by Bot Commission (Trade) on date : 10/06/2020 vide application number : BBMP/Addl.Dir/JDN/0092/19-20 . subject to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

Name: M SHIVAPRA
Designation : Assistant Town Planning Officer
Organization : BBMP(PRIDA)-BANGALORE METROPOLITAN REGION
Date : 08-Sep-2020 07:18:55

NORTH

QR CODE

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



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	Fire Force Department	KSFES/GAE/J1/056 Docketi No. KSFES/NOC/543/2020 Dated: 14/02/2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	AAI/AGA/TMNOC/133.37/ Dated: 30/03/2018	
3	KSPCB	CTE-318886 PCB ID: 83240 Dated: 02/06/2020	
4	SEIAA	SEIAA 132 CON 2019 Dt: 11/12/2019	
5	BBMP	BBMP/Addl.Dir/JD North/0092/2019-20/05 Dated @ 26-4-1, Dated: 11/06/2019	
6	BESCOM	CEO/JDNB/AEE/DB/DO-1/19-20/4221-24 Dated: 30/12/2019	

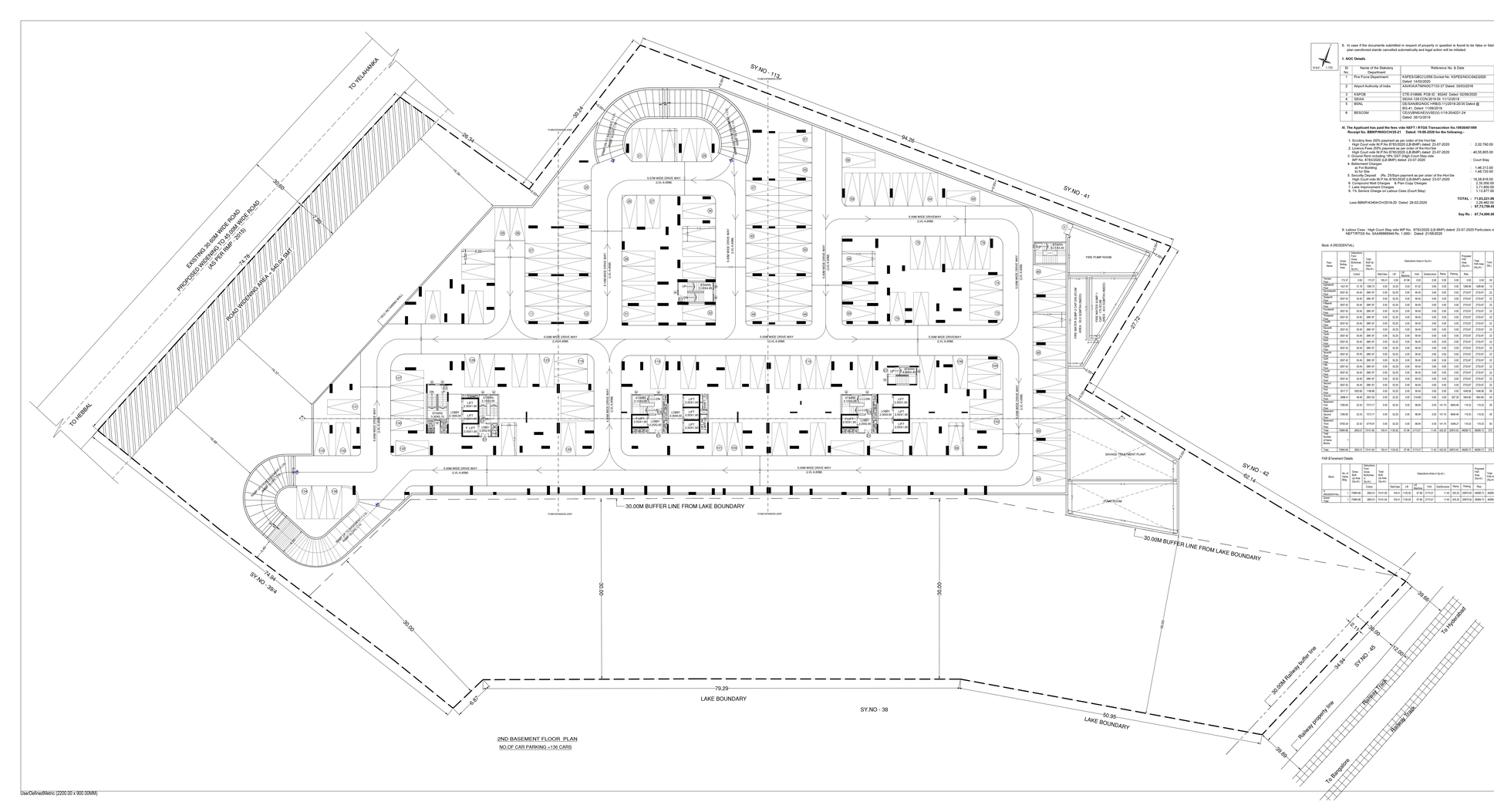
III. The Applicant has paid the fees vide NEFT / RTGS Transaction No.10930401989
Receipt No. BBMP/9653/CH/20-21 Dated: 19-08-2020 for the following:-

1. Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No 8783/2020 (LB-BMP) dated: 23-07-2020	2,02,790.00
2. Licence Fees (50% payment as per order of the Hon'ble High Court vide W.P.No 8783/2020 (LB-BMP) dated: 23-07-2020	40,55,805.00
3. Security Deposit (As per order of the Hon'ble High Court vide WP No. 8783/2020 (LB-BMP) dated: 23-07-2020	Court Stay
4. Settlement Charges a) For Site Sliding b) For Site	1,46,313.00 1,46,720.00
5. Security Deposit (Rs. 25/Sqm payment as per order of the Hon'ble High Court vide W.P.No 8783/2020 (LB-BMP) dated: 23-07-2020	18,28,916.00
6. Compound Wall Charges (a.Plan Copy Charges	2,30,000.00
7. Lake Improvement Charges	3,71,800.00
8. 1% Service Charge on Labour Cess (Court Stay)	1,15,877.00
TOTAL :	**71,93,231.00**
Less	2,29,462.00 (-)
	67,73,769.00
Say Rs :	**67,74,000.00**

9. Labour Cess - High Court Stay vide WP No. 8783/2020 (LB-BMP) dated: 23-07-2020 Particulars of NEFT/RTGS No. SAA39905645 Rs. 1,000/- Dated: 21/08/2020

Block :A (RESIDENTIAL)

| Floor Name | Gross Floor Area (Sq.Mts.) | Deductions Vol. Void Void Void



8. 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	Fire Force Department	KSFES/GBC/1/2056 Docket No. KSFES/NOC/0842/2020 Dated: 29/06/2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	AAI/KIA/SAT/NOC/1133/27 Dated: 30/03/2019	
3	KSPCB	CTE 315869, PCB ID: 95243 Dated: 02/06/2020	
4	SEIAA	SEIAA 128 CON 2019 Dt: 11/12/2019	
5	BWL	DE/SAN/BDA/NOC-1R605.11/2019-20,765 Dated @ BD-41, Dated: 11/06/2019	
6	BESCOM	KPTCL/CE(TL)/SE(TL)/EE(TL)/-1/4-20/422-24 Dated: 30/10/2019	

III. The Applicant has paid the fees vide NEFT / RTGS Transaction No.1930040159 9 Receipt No.. BBMP/9693/CH/20-21 Dated: 19-06-2020 for the following:-

1. Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No 8783/2020 (LB-BMP) dated: 23-07-2020	2,00,790.00
2. Licence Fees (50% payment as per order of the Hon'ble High Court vide W.P.No 8783/2020 (LB-BMP) dated: 23-07-2020	40,55,805.00
3. Security Deposit (As per Byelaw 32 of BBMP Building rule vide WP No. 8783/2020 (LB-BMP) dated: 23-07-2020	Court Stay
4. Betterment Charges	
a) For Site	1,46,313.00
b) For Bldg	1,48,720.00
5. Security Deposit (Rs. 25/Sqm payment as per order of the Hon'ble High Court vide W.P.No 8783/2020 (LB-BMP) dated: 23-07-2020	18,28,916.00
6. Outward-Well Charges - 8 Point Copy Charges	2,30,000.00
7. Labe Improvement Charges	2,75,800.00
8. 1% Service Charge on Labour Cess (Court Stay)	1,13,877.00
TOTAL :	**71,03,221.00**
Less BBMP/4340/CH/2019-20 Dated: 28-02-2020	3,29,462.00 (L)
	67,73,759.00
Say Rs :	**67,74,000.00**

9. Labour Cess : High Court Stay vide WP No. 8783/2020 (LB-BMP) dated: 23-07-2020 Particulars of NEFT/RTGS No. SAAB8695944 Rs. 1,000/- Dated: 21/06/2020

Block :A (RESIDENTIAL)

Floor Name	Gross Floor Area (Sq.Mts)	Deductions (Open Spaces, Ramp Area, Stair Cover, Lift Mt. Area, Toilet Area, Sanitary Area)										Payable Area (Sq.Mts)	Total Area (Sq.Mts)	Total Tenement	Lease Area Tenement
		Cellar	Stilt/Cellar	LIR	LIR Mezzanine	Void	Substructure	Ramp	Parking	Res.					
Terrace Floor	113.27	0.00	113.27	00.41	0.00	10.36	0.00	0.00	0.00	0.00	0.00	102.91	102.91	01	0.00
Upper Ground Floor	1421.00	31.18	1389.73	0.00	02.25	0.00	87.22	0.00	0.00	0.00	1299.86	1299.86	13	0.00	
First Floor	2557.62	55.40	2981.97	0.00	02.25	0.00	95.40	0.00	0.00	0.00	2723.87	2723.87	22	0.00	
Second Floor	2557.62	55.40	2981.97	0.00	02.25	0.00	95.40	0.00	0.00	0.00	2723.87	2723.87	22	0.00	
Third Floor	2557.62	55.40	2981.97	0.00	02.25	0.00	95.40	0.00	0.00	0.00	2723.87	2723.87	22	0.00	
Fourth Floor	2557.62	55.40	2981.97	0.00	02.25	0.00	95.40	0.00	0.00	0.00	2723.87	2723.87	22	0.00	
Fifth Floor	2557.62	55.40	2981.97	0.00	02.25	0.00	95.40	0.00	0.00	0.00	2723.87	2723.87	22	0.00	
Sixth Floor	2557.62	55.40	2981.97	0.00	02.25	0.00	95.40	0.00	0.00	0.00	2723.87	2723.87	22	0.00	
Seventh Floor	2557.62	55.40	2981.97	0.00	02.25	0.00	95.40	0.00	0.00	0.00	2723.87	2723.87	22	0.00	
Eighth Floor	2557.62	55.40	2981.97	0.00	02.25	0.00	95.40	0.00	0.00	0.00	2723.87	2723.87	22	0.00	
Ninth Floor	2557.62	55.40	2981.97	0.00	02.25	0.00	95.40	0.00	0.00	0.00	2723.87	2723.87	22	0.00	
Tenth Floor	2557.62	55.40	2981.97	0.00	02.25	0.00	95.40	0.00	0.00	0.00	2723.87	2723.87	22	0.00	
Eleventh Floor	2557.62	55.40	2981.97	0.00	02.25	0.00	95.40	0.00	0.00	0.00	2723.87	2723.87	22	0.00	
Terrace Floor	2557.62	55.40	2981.97	0.00	02.25	0.00	95.40	0.00	0.00	0.00	2723.87	2723.87	22	0.00	
Upper Ground Floor	517.71	103.00	1166.86	0.00	02.25	0.00	95.40	0.00	0.00	0.00	1064.36	1064.36	08	0.00	
First Floor	2464.41	45.40	2911.32	0.00	02.25	0.00	215.80	0.00	0.00	67.31	2640.35	2640.35	20	156.00	
Second Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Third Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Fourth Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Fifth Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Sixth Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Seventh Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Eighth Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Ninth Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Tenth Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Eleventh Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Terrace Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Upper Ground Floor	678.38	22.40	675.91	0.00	02.25	0.00	88.94	0.00	141.75	524.21	116.33	116.33	00	60.46	
First Floor	2557.62	55.40	2911.32	0.00	02.25	0.00	215.80	0.00	0.00	67.31	2640.35	2640.35	20	156.00	
Second Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Third Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Fourth Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Fifth Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Sixth Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Seventh Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Eighth Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Ninth Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Tenth Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Eleventh Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Terrace Floor	1390.68	22.40	1723.17	0.00	02.25	0.00	88.94	0.00	141.75	896.46	116.33	116.33	00	60.46	
Upper Ground Floor	678.38	22.40	675.91	0.00	02.25	0.00	88.94	0.00	141.75	524.21	116.33	116.33	00	60.46	
Total :	73994.38	2852.01	73147.35	00.41	130.50	07.36	2713.27	11.45	425.25	23915.92	4089.73	4089.73	273	1952.07	

FAR &Tenement Details

Block	No. of Same Blks	Gross Floor Area (Sq.Mts)	Deductions (Open Spaces, Ramp Area, Stair Cover, Lift Mt. Area, Toilet Area, Sanitary Area)									Payable Area (Sq.Mts)	Total Area (Sq.Mts)	Total Tenement	Lease Area Tenement
			Cellar	StiltCellar	LIR	LIR Mezzanine	Void	Substructure	Ramp	Parking	Res.				
A1 (RESIDENTIAL)	1	73994.38	2852.01	73147.35	00.41	130.50	07.36	2713.27	11.45	425.25	23915.92	4089.73	4089.73	273	1952.07
Total :	1	73994.38	2852.01	73147.35	00.41	130.50	07.36	2713.27	11.45	425.25	23915.92	4089.73	4089.73	273	1952.07

BBMP/ADDL-DIR/JD NORTH/0092/2019-20

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment (With Clubhouse) Building at Khata No. 725/992, Sy. No. 39/2, 39/3, 40 & 43, Allalandha Village, Yelahanka Hobli, Ward No. 08, Yelahanka Zone.
   a). Consisting of 3BF + GF + 15 UF (Eighteen upper floors).
2. Sanction is accorded for **Residential Apartment** with clubhouse use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Part of Ground 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 to the area shall be paid to the BWSSB & BESCOM.
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 ensure that no child is anywhere involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipments inside the site. The transformers shall be located on the ground floor only.
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 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 board and displayed in a conspicuous place on the premises during construction.
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. 3.8) under sub section 1V-B (iv) to (x).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The owner / developer shall intimate to the jurisdictional police station about the commencement, 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 license & within one month after its completion shall apply for permission for occupancy.
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 owner / association of high rise building should ensure that the fire 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 III (Bye laws – 31) of Building Bye-laws shall be provided.
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 19 to 27 of BBMP/ADDL-DIR/JD NORTH/0092/2019-20 are complied.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 100 k.g. capacity installed at site for its reuse / disposal (Applicable for Residential units of 50 and above and 5000 sq.mts 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 retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of 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 clearance certificate from Fire Force 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 Fire Force Department every year. Failure to do so shall attract penal action.
35. The Owner / Association of high rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipment's 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 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 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.
38. The owner / builder shall apply 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 (viii) 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 a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Sanacting 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 plan 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. 8783/2020 (LB-BMP), 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 NOC from BWSSB should be obtained and shall be submitted to this office before obtaining Occupancy Certificate.
44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
45. The Applicant / Owner / Developer shall plant one tree for ac sites measuring 186 Sqm with 240 Sqm of FAR area and two trees for ac sites measuring more than 186 Sqm with 240 Sqm 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 Conditions as per Labour Department of Government of Karnataka vide ADD/ENDS/JR (Housing)/ Hon'ble/ Letter No. LO/SH/LET/2013, dated: 21-04-2015

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board "should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers working at any point of time.
4. At any point of time the 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. The wages of workers shall be furnished by the builder / contractor to the Labor 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.

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.11	
		VERSION DATE: 01/11/2018	
PROJECT DETAIL			
Authority: BBMP		Plot Use: Residential	
Inward_No: BBMP/9693/CH/19/20		Plot Sub Use: Apartment	
Application Type: General		Land Use Zone: Commercial (Mutation/Center)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 725/992	
Nature of Sanction: New		City Survey No.: 39/2, 39/3, 40 & 43	
Location: Ring-II		Khata No. (As per Khata Extract): 725/992	
Building Line Specified as per Z.R: NA		Locality / Street of the property: Allalandha village, Yelahanka Hobli, Bangalore	
Zone: Yelahanka			
Ward: Ward-008			
Planning District: 301-Yelahanka			
AREA DETAILS :			SQ.MT.
AREA OF PLOT (Minimum)	(A)		14972.00
Deduction for Roads Area			
Total Extent of Site			540.05
NET AREA OF PLOT	(A-Deductions)		14431.95
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			7215.98
Proposed Coverage Area (20.8 %)			2951.52
Achieved Net coverage area (20.8 %)			2951.52
Balance coverage area left (29.4 %)			4214.38
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (3.25)			46924.35
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 (3.25)			46924.35
Residential FAR (100.00%)			46924.11
Yelahanka Village Extent (-)			0.00
Achieved Net FAR Area (3.25)			46924.11
Balance FAR Area (0.00)			44.29
BUILT UP AREA CHECK			
Proposed BuiltUp Area			72341.55
Substructure Area Not in FAR (Lesser) (-)			13.00
Achieved BuiltUp Area			72328.55

Color Notes

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

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mt.)	Units Reqd.	Units Prop	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 -225	1	1	375	375
	Total :		-	-	-	375	475

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	375	5627.50	475	8072.50
Visitor's Car Parking	37	508.75	0	0.00
Total Car	412	6136.25	475	8072.50
Two/Three wheeler		508.75	0	0.00
Total Parking				14681.50
Total		6100.00		21432.50

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	2107
A (RESIDENTIAL)	D1	0.90	2.10	1494
A (RESIDENTIAL)	D1	0.90	2.10	18
A (RESIDENTIAL)	D2	1.10	2.10	376

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.60	16
A (RESIDENTIAL)	V	0.60	0.90	16
A (RESIDENTIAL)	SD	0.90	1.50	23
A (RESIDENTIAL)	V	1.00	0.90	895
A (RESIDENTIAL)	W	1.00	1.80	16
A (RESIDENTIAL)	SD	1.10	2.10	16
A (RESIDENTIAL)	W	1.15	1.80	16
A (RESIDENTIAL)	W	1.50	1.80	2376
A (RESIDENTIAL)	W	1.80	1.80	36
A (RESIDENTIAL)	SD	1.85	2.10	31
A (RESIDENTIAL)	SD	2.00	2.10	16
A (RESIDENTIAL)	SD	3.00	2.10	16
A (RESIDENTIAL)	SD	2.10	2.10	491
A (RESIDENTIAL)	W	2.17	1.80	11

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
EIGHTEENTH FLOOR PLAN	1.38 X 2.83 X 1 X 1	3.88	3.88
TYPICAL - 3 TO FLOOR PLAN	1.38 X 2.83 X 1 X 16	62.08	122.56
	1.38 X 2.75 X 1 X 16	60.45	
Total :	-	-	126.44

Approval Date: 10/06/2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/9693/CH/19-20	BBMP/9693/CH/19-20	32447.0	Online	991903803	10/06/2020 2:20:05 PM	
	Sy.		Minority Pay		Amount (INR)	Receipt Date	Remark
					32447.0		

OWNER / SPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID

SMT. PRABHA. R. NO.1, 1ST MAIN, 1ST CROSS, M.N.Reddy Layout, Bangalore-560036 BCC/BL-3.6/6-2010-11 Mrs.Manjula Constructions Ltd rep by MD G. Yogananad GPA holder for Sridhar reddy & others 8*08 to 711 manjeera trinity corporate near manjeera mall,JNTU Hitech City road KPHB, Kukatpally

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

PRAVEEN KUMAR. C.S. No.-5, Rain Apparelals petya, Indira nagar, Bangalore-560038 BCC/BL-3.6/6-2010-11

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT (WITH CLUBHOUSE) BUILDING AT KHATAN NO.725/992, SY NO.39/2, 39/3, 40 & 43, ALLALSANDRA VILLAGE, YELAHANKA HOBLI, WARD NO.08, BANGALORE NORTH TALUK, BANGALORE.

DRAWING TITLE : 2nd BASEMENT FLOOR PLAN

SHEET NO : 3

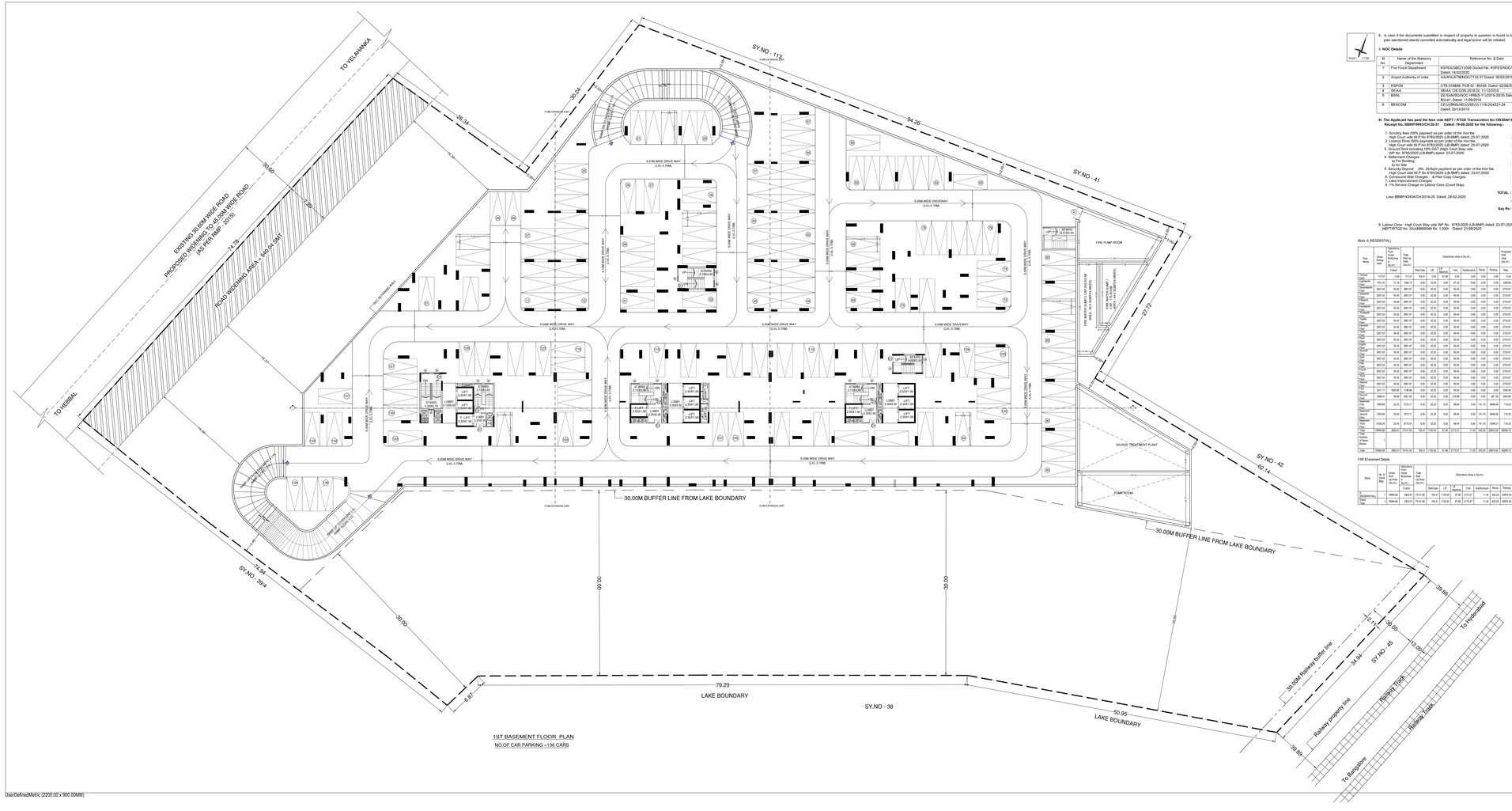
This plans are approved in accordance with the acceptance for approval by Bot Commissioner of Bangalore vide No. 1/2018/2020 vide Application No. BBMP/9693/CH/19/20 dated: ..... subject to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

Name: M RAMAIAH
Designation: Assistant Town Planning (JDN)
Organization: BRUHAT BENGALURU MAHANAGARA PALIKE
Date: 08-Sep-2020 07:35:55

NORTH

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

UserDefinedMedia: [2200.00 x 900.00MM]



SIZE	FORMAT
A0	841 x 1189
A1	594 x 841
A2	420 x 594
A3	297 x 420
A4	210 x 297

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	Fire Force Department	KSFES/GBC/1/2/56 Doulat No. KSFES/NOC/04/2/2020 Dated: 14/02/2020	All the conditions imposed in the NOC issued by the Statutory Body should be adhered to
2	Airport Authority of India	AAI/ADA/TM/NOC/713/3/37 Dated: 30/03/2018	
3	KSPCB	CTE-318866, PCB ID : 85240 Dated: 02/06/2020	
4	SEIAA	SEIAA 138 CON 2018 Dt: 11/1/2019	
5	BIAL	DES/BAN/BIAL/NOC-HR/BIAL-I/1/2019-20/3/3 Dated @ BG-41, Dated: 11/06/2019	
6	BESCOM	CE(O)/BM/BA/EO/SE(O)/1/19-20/4221-24 Dated: 30/12/2019	

8. The Applicant has paid the fees vide NEFT / RTGS Transaction No.18035601969 Receipt No. BBMP/9051/CH/19-20 Dated : 19-08-2020 for the following :-

1. Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No 8783/2020 (LB-BMP) dated 23-07-2020	2,02,796.00
2. Security Deposit (50% payment as per order of the Hon'ble High Court vide W.P.No 8783/2020 (LB-BMP) dated 23-07-2020	40,55,600.00
3. Ground Rent including 18% GST (High Court Stay vide W.P.No 8783/2020 (LB-BMP) dated 23-07-2020	Court Stay
4. Betterment Charges	
a) For Building	1,46,313.00
b) For Site	1,46,730.00
5. Security Deposit - 4% (25%pm payment as per order of the Hon'ble High Court vide W.P.No 8783/2020 (LB-BMP) dated 23-07-2020	18,28,918.00
6. Compound Wall Charges - 8 Plot Corp Charges	2,35,500.00
7. Labe Improvement Charges	3,71,800.00
8. 1% Service Charge on Labour Cess (Court Stay)	1,13,877.00
Less BBMP/4340/CH/20/19-20 Dated: 28-02-2020	**TOTAL : 71,03,225.00** (Rupees Seventy One Lakhs Three Thousand Two Hundred Twenty Five Only) **67,74,000.00**
	Say Rs : 67,74,000.00

9. Labour Cess - High Court Stay vide WP No. 8783/2020 (LB-BMP) dated: 23-07-2020 Particulars of NEFT/RTGS No. SAA86665645 Rs. 1,000/- Dated: 21/08/2020

Block A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions Area Not To be Considered Covered	Deductions Area in Sq.mt.								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Eligible Res.	Consist Area after Deduction Tenement
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.				
Typical Floor	173.37	0.00	173.37	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Ground Floor	1421.01	31.18	1389.15	0.00	33.25	0.00	67.22	0.00	0.00	0.00	1290.68	1290.68	10	0.00
First Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Second Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Third Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Fourth Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Fifth Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Sixth Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Seventh Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Eighth Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Ninth Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Tenth Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Eleventh Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Twelth Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Thirteenth Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Fourteenth Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Fifteenth Floor	2937.42	30.45	2881.97	0.00	62.25	0.00	90.45	0.00	0.00	0.00	2715.67	2715.67	23	0.00
Sixteenth Floor	2936.41	40.46	2891.93	0.00	62.25	0.00	218.38	0.00	0.00	627.30	1904.00	1904.00	00	1140.00
Terrace Floor	1358.60	22.43	1315.17	0.00	32.25	0.00	88.94	0.00	141.75	898.48	119.33	119.33	00	60.96
Second Basement Floor	1395.00	22.43	1372.57	0.00	32.25	0.00	88.94	0.00	141.75	898.48	119.33	119.33	00	60.96
First Basement Floor	4705.29	22.43	4682.86	0.00	32.25	0.00	88.94	0.00	141.75	4349.72	119.33	119.33	00	60.96
Total :	75896.38	2853.31	73141.28	18.00	1736.00	0.00	2175.27	11.46	425.25	2597.55	4628.73	4628.73	375	1922.47
Total Number of Blocks :	1													
Total :	75896.38	2853.31	73141.28	18.00	1736.00	0.00	2175.27	11.46	425.25	2597.55	4628.73	4628.73	375	1922

FAR &Tenement Details

Block	No. of Same Building Block	Total Built Up Area (Sq.mt.)	Deductions Area Not To be Considered Covered (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Eligible Res.	Consist Area after Deduction Tenement
				StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.				
A (RESIDENTIAL) :	1	75896.38	2853.31	73141.28	18.00	1736.00	0.00	2175.27	11.46	425.25	2597.55	4628.73	4628.73	375	1922.47
Total :	1	75896.38	2853.31	73141.28	18.00	1736.00	0.00	2175.27	11.46	425.25	2597.55	4628.73	4628.73	375	1922

BBMP/ADDL.DIR/JD NORTH/0092/2019-20

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment (With Clubhouse) Building at Khata No. 725/362, Sy. No. 39/2, 39/3, 40 & 43, Allalasandra Village, Yelahanka Hobli, Ward No. 04, Bangalore North Taluk.
   a) Consisting of 3BF + GF + 18 UF (Eighteen upper floors).
2. Sanction is accorded for **Residential Apartment** with clubhouse use only. The use of the premises for any other purpose is prohibited.
3. Basement Floor, Part of Ground 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, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The Applicant/ Owner/ Developer should install rain water harvest structure as per norms and shall be maintained after the construction.
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 block any building materials / debris on footpath or on roads or on drains. Also not to store construction materials beyond the plot boundary.
9. The building / basement is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ed.& C) code leaving 2.50 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 32(a) of KMC act.
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. Licensee and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing and subsequently prosecuted if necessary and the work stopped by notice.
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 1v(ii (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Occupation or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. The premises sanctioned 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 Owner / Association of high rise shall post one common toilet in the ground floor for the use of 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, 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 and that the construction activities shall stop before 10.00 PM and shall not resume before 6.00 AM and that the noise levels emanating from the site shall not cross the limits.
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 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 by a structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and shall ensure that the safety of the structure as well as neighboring 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 buildings and shall be implemented before the occupancy certificate is obtained.
34. The Owner / Association of high rise building shall obtain clearance certificate from Fire Force 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 get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipment's installed are in good and working condition and shall furnish a certificate 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 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 once in Two years.
37. The Owner / Association of high rise 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 or plan sanction shall be made to the corporation as per law (i.e. 3.5 times) of Building Bye-law-2003.
39. The Builder / Contractor / Professional responsible for supervision of work shall not materially alter or change or deviate from the sanctioned plans without prior permission in writing from the Authority. They shall explain to the owner / 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 or reconstruction of building shall be commenced within a period of two (2) years and if the building remains incomplete for a period of more than two years, the owner 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 / Developer shall abide by the collection of solid waste and its segregation at the solid waste management bye-law 2016.
42. If the interim order stayed in W.P.No. 8783/2020 (LB-BMP), 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 swore in the affidavit submitted to this office.
43. The NOC from BWSSB should be obtained and shall be submitted to this office before obtaining occupancy certificate.
44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
45. 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.
46. If any of the above conditions or 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 (Hosadagi Hoodina) Letter No. LD/SHLE/T.12012, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board "should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to expect the establishment and ensure the welfare measures to the construction workers and their dependents as per the law.
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 o construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labor 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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.1
	VERSION DATE: 01/11/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/9051/CH/19/00219.00	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Commercial (Mixed/Corridor)
Proposal Type: Building Permission	Plot/Sub Plot No.: 725/362
Nature of Sanction: New	Property Type: Sy. 39/2, 39/3, 40 & 43
Location: Ring-III	Khata No. (As per Khata Extract): 725/362
Building Line Specified as per Z.R. NA	Locality / Street of the property: Allalasandra village, Yelahanka Hobli, Bangalore
Zone: Yelahanka	
Ward: Ward-04	
Planning District: 307-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	14031.05
Deduction for NetPlot Area	
Road Widening Area	540.26
Net Area of Plot	540.26
NET AREA OF PLOT (A-Deductions)	14031.05
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	7015.58
Proposed Coverage Area (25.74 %)	2612.81
Achieved Net coverage area (18.61 %)	2621.52
Balance coverage area left (31.4 %)	4393.58
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	46234.02
Additional F.A.R within Ring I and II for amalgamated plot - ( )	0.00
Additional F.A.R within Ring I and II ( )	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Permi. FAR area (2.25)	46234.02
Residential FAR (100.00%)	46234.01
Proposed FAR Area	46234.01
Achieved Net FAR Area (2.25)	46234.01
Balance FAR Area (0.00)	44.29
BUILT UP AREA CHECK	
Proposed BuiltUp Area	73141.00
Substructure Area Add in BUA (Lateral,Lift)	11.00
Achieved BuiltUp Area	73138.00

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	1	1	375	375
	Total :	-	-	-	-	-	375	479

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	375	6562.50	479	8381.25
Visitor's Car Parking	27	506.25	27	472.50
Total Car	402	7068.75	506	8853.75
Two/Three/Four Wheeler	-	328.75	0	0.00
Other Parking	-	-	-	14861.80
Total		6105.00		23436.55

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.75	2.10	2107
A (RESIDENTIAL)	D1	0.90	2.10	1484
A (RESIDENTIAL)	D2	1.05	2.10	76
A (RESIDENTIAL)	D3	1.10	2.10	376

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.60	16
A (RESIDENTIAL)	V1	0.60	1.00	18
A (RESIDENTIAL)	SD	0.86	2.10	31
A (RESIDENTIAL)	V	1.50	0.90	855
A (RESIDENTIAL)	W	1.00	1.80	16
A (RESIDENTIAL)	W1	1.15	2.10	16
A (RESIDENTIAL)	W2	1.20	1.20	16
A (RESIDENTIAL)	W3	1.50	1.80	2378
A (RESIDENTIAL)	W	1.50	1.80	38
A (RESIDENTIAL)	SD	1.68	2.10	31
A (RESIDENTIAL)	SD	1.98	2.10	16
A (RESIDENTIAL)	SD	2.05	2.10	16
A (RESIDENTIAL)	SD	2.10	2.10	451
A (RESIDENTIAL)	W	2.17	1.80	2

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
EIGHTEENTH FLOOR PLAN	1.38 X 2.75 X 1 X 1	3.80	3.80
TYPICAL - 2 TYPICAL FLOOR PLAN	1.38 X 2.75 X 1 X 16	60.28	122.56
	1.38 X 2.75 X 1 X 16	60.28	
Total :			126.08

Approval Date: 10/06/2020

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/4340/CH/19-20	BBMP/9051/CH/19-20	329667.0	Online	9000366363	10/06/2020 (05:07:06 PM)	-
	No.	User			Amount (INR)	Remark	
1	1	Scrutiny Fee			329667.0		

OWNER / SPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID

SMT. PRABHA MALLIKARJUNA

M/s Mangala Constructions Ltd rep by MD G. Yoganand GPA holder for Sridhar reddy & others #708 to 711 manipaal trinity corporate near manipaal hub,ORR Hebbal Cty road #HMB, Kalkaditty

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

DESIGN ARCHITECTS, Mr. Ajay Aggarwala petya, Indra nagar, Bangalore-560038 BCC/BL-3.6/6-DR/2020-21

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT (WITH CLUBHOUSE) BUILDING AT KHATHA NO.725/362, SY. NO.39/2, 39/3, 40 & 43, ALLALSANDRA VILLAGE, YELAHANKA HOBLI, WARD NO.04 BANGALORE NORTH TALUK,BANGALORE.

DRAWING TITLE : 1st BASEMENT FLOOR PLAN

SHEET NO : 4

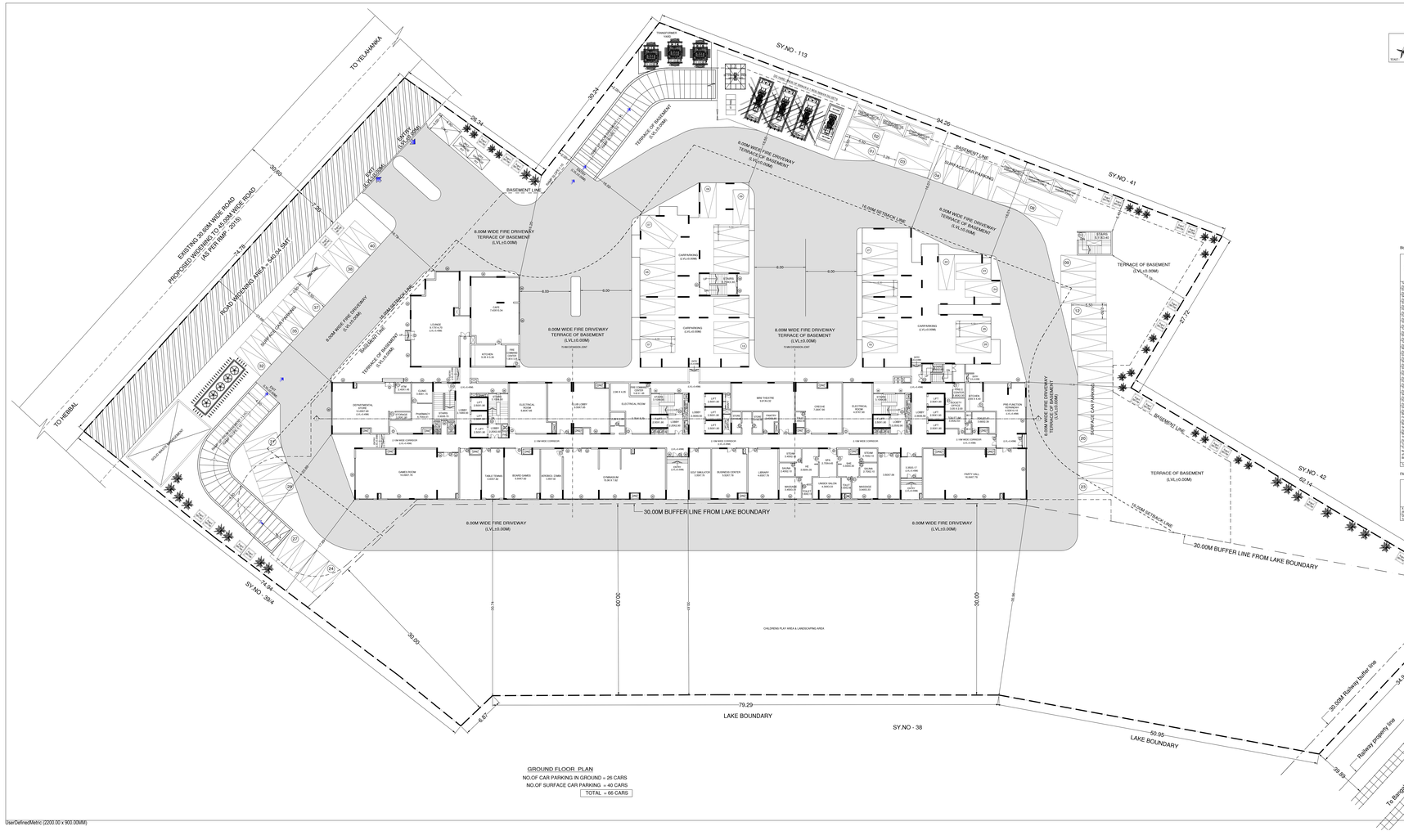
The plans are approved in accordance with the acceptance for approval by Bye-Economic Zone on date 10/06/2020 vide application no. BBMP/9051/CH/19/00219 Type of Approval : **(BBMP/BELOW 20000 SQ.FT.)** - subject to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

Name: B SHIVAPRA
Designation : Assistant Town Planning (JD/H)
Organization : BANGALORE MAHANAGARA PALIKE
Date : 08-Sep-2020 07:35:55

NORTH

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

UserDefinedMedia: [2200.00 x 900.00MM]



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	Fire Force Department	KSFES/GBC/1/2/56 Docket No: KSFES/NOC/642/2020 Dated: 14/02/2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	AAI/KIA/ATM/NOC/1133-37 Dated: 30/03/2016	
3	KSPCB	CTE-316866, PCB ID : 85249 Dated: 02/08/2020	
4	SEIAA	SEIAA 128 CON 2019 ID: 11/12/2019	
5	BSNL	DE/AGM/SS/NOC HRBS-11/2019-20/35 Dated @ BG-41, Dated: 11/06/2019	
6	BESCOM	DE/SKM/AE/SO/SEIU-1/19-20/4221-24 Dated: 30/12/2019	

III. The Applicant has paid the fees vide NEFT / RTGS Transaction No.18530401959 Receipt No. BBMP/9950/CH/20-21 Dated: 19-08-2020 for the following:-

1. Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P No 8783/2020 (LB-BMP) dated: 23-07-2020	3,32,790.00
2. Licence Fees (50% payment as per order of the Hon'ble High Court vide W.P No 8783/2020 (LB-BMP) dated: 23-07-2020	40,55,805.00
3. Shortfall fees including 18% GST (High Court Stay vide W.P No 8783/2020 (LB-BMP) dated: 23-07-2020	Court Stay
4. Betterment Charges	
a) For Building	: 1,46,313.00
b) For Site	: 1,46,730.00
5. Security Deposit (Rs. 25/Sqm payment as per order of the Hon'ble High Court vide W.P No 8783/2020 (LB-BMP) dated: 23-07-2020	: 18,28,918.00
6. Sanction Plan Intimation Charges + Plan Copy Charges	: 10,000.00
7. Labour Improvement Charges	: 2,71,800.00
8. 1% Service Charge on Labour Cess (Court Stay)	: 1,13,977.00
	TOTAL : 71,93,231.00
Less BBMP/4340/CH/2019-20: Dated: 26-02-2020	1,26,462.00 (-)
	67,73,769.00
	Say Rs.: 67,74,000.00

9. Labour Cess - High Court Stay vide WP No. 8783/2020 (LB-BMP) dated: 23-07-2020 Particulars of NEFT/RTGS No. SAA39869549 Rs.:1,000/- Dated: 21/08/2020

Block :A (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.Mts.)	Deductions (Open Spaces and Ramp Area) (Sq.Mts.)	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.m.)										Proposed Floor Area (Sq.Mts.)	Total Floor Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Tenement
				StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.						
Terrace Floor	115.07	0.00	115.07	100.41	0.00	21.96	0.00	0.00	0.00	0.00	0.00	00	0.00				
Terrace Cover	142.91	31.16	138.75	0.00	33.35	0.00	67.22	0.00	0.00	0.00	1285.66	1285.66	15	0.00			
Stilt Floor	257.42	16.45	240.97	0.00	32.25	0.00	00.45	0.00	0.00	0.00	270.07	270.07	02	0.00			
Second Floor	257.42	16.45	240.97	0.00	32.25	0.00	00.45	0.00	0.00	0.00	270.07	270.07	02	0.00			
First Floor	257.42	16.45	240.97	0.00	32.25	0.00	00.45	0.00	0.00	0.00	270.07	270.07	02	0.00			
Ground Floor	257.42	16.45	240.97	0.00	32.25	0.00	00.45	0.00	0.00	0.00	270.07	270.07	02	0.00			
Upper Basement Floor	257.42	16.45	240.97	0.00	32.25	0.00	00.45	0.00	0.00	0.00	270.07	270.07	02	0.00			
Lower Basement Floor	257.42	16.45	240.97	0.00	32.25	0.00	00.45	0.00	0.00	0.00	270.07	270.07	02	0.00			
Total :	1799.36	133.41	1665.95	100.41	218.85	21.96	280.63	0.00	0.00	0.00	1885.73	1885.73	20	0.00			

Block :B (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.Mts.)	Deductions (Open Spaces and Ramp Area) (Sq.Mts.)	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.m.)										Proposed Floor Area (Sq.Mts.)	Total Floor Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Tenement
				StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.						
Terrace Floor	115.07	0.00	115.07	100.41	0.00	21.96	0.00	0.00	0.00	0.00	0.00	00	0.00				
Terrace Cover	142.91	31.16	138.75	0.00	33.35	0.00	67.22	0.00	0.00	0.00	1285.66	1285.66	15	0.00			
Stilt Floor	257.42	16.45	240.97	0.00	32.25	0.00	00.45	0.00	0.00	0.00	270.07	270.07	02	0.00			
Second Floor	257.42	16.45	240.97	0.00	32.25	0.00	00.45	0.00	0.00	0.00	270.07	270.07	02	0.00			
First Floor	257.42	16.45	240.97	0.00	32.25	0.00	00.45	0.00	0.00	0.00	270.07	270.07	02	0.00			
Ground Floor	257.42	16.45	240.97	0.00	32.25	0.00	00.45	0.00	0.00	0.00	270.07	270.07	02	0.00			
Upper Basement Floor	257.42	16.45	240.97	0.00	32.25	0.00	00.45	0.00	0.00	0.00	270.07	270.07	02	0.00			
Lower Basement Floor	257.42	16.45	240.97	0.00	32.25	0.00	00.45	0.00	0.00	0.00	270.07	270.07	02	0.00			
Total :	1799.36	133.41	1665.95	100.41	218.85	21.96	280.63	0.00	0.00	0.00	1885.73	1885.73	20	0.00			

FAR &Tenement Details

Block	No. of Same Bldg	Deductions (Open Spaces and Ramp Area) (Sq.Mts.)	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.m.)							Proposed FAR Area (Sq.Mts.)	Total Total FAR Area (Sq.Mts.)	Tenement	Large Tenement
				StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
RESIDENTIAL :	1	7399.06	265.81	7314.81	100.41	218.85	43.92	560.26	0.00	0.00	0.00	4628.73	20	0.00
Total :	1	7399.06	265.81	7314.81	100.41	218.85	43.92	560.26	0.00	0.00	0.00	4628.73	20	0.00

BBMP/ADDL.DIR/JD NORTH/0092/2019-20

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment (With Clubhouse) Building at Khata No. 725/362, Sy. No. 362, 363, 40 & 43, Allalasandra Village, Yelahanka Hobli, Ward No. 04, Bangalore North Taluk.
   Total Site extent is 16,187.00 Sq.Mts. + 16 UF (Eighteen upper floors)
2. Sanction is accorded for **Residential Apartment** with clubhouse use only. The use of the building shall not be deviated to any other use.
3. 3 Basement Floor, Part of Ground 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 of Electrical, Telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / mishap and compensation should be borne by the applicant.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (O&A C) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall abide by the conditions stipulated by the BESCOM in the NOC issued for installation of transformer equipment and also to make provisions for telecom services as per Bye-law No. 29.
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. Plants to be planted at least two trees in the premises.
14. Trees 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. The owner / developer shall comply with the provisions of the Karnataka Fire and safety 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. 3.8) under sub section 1v(d) (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of other 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. The building shall 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 and the earthquake resistant construction measures prescribed in 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. Provision 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 up plantation of minimum trees mentioned in the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 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 buildings)
31. The applicant shall ensure the safety and sanitary aspects of 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 neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32. Provision for 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 clearance certificate from Fire Force 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 get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipment's 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 Electrical Inspectorate every year 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 the high rise 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 paid as per the prevailing rates notified by the Government from time to time.
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 / about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of 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 plan sanction shall 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. 8783/2020 (LB-BMP), gets vacated, the applicant shall abide to the outcome of the final order of the Hon'ble High Court & also if the inequable fee is not paid in full, the plan sanctioned will be canceled which is sworn in the affidavit submitted to this office.
43. The NOC from BWSSB should be obtained and shall be submitted to this office before obtaining Occupancy Certificate.
44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
45. 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 100 Sqm or 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 Conditions as per Labour Department of Government of Karnataka vide ADDENDUM (Housedoup Hoodidas) Letter No. LD5CLE73/2013, 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 and 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 bid of workers engaged by him.
4. The Owner / Builder 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 o construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labor Department which ir concerned.
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.

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/JDN/0092/19-20	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Commercial (Mutation/Corridor)
Proposal Type: Building Permission	Plot/Sub Plot No.: 725/362
Nature of Sanction: New	City Survey No.: 362, 363, 40 & 43
Location: Ring-II	Khata No. (As per Khata Extract): 725/362
Building Line Specified as per Z.R. No. : Bangalore	Locality / Street of the property: Allalasandra village, Yelahanka Hobli
Zone: Yelahanka	
Ward: Ward-004	
Planning District: 301-Yelahanka	
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	(A) 14873.00
Deduction for hatPot Area	
Widening Area	540.00
Total :	540.00
NET AREA OF PLOT	(A-Deductions) 14333.00
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	7165.68
Proposed Coverage Area (37.61 %)	5391.52
Achieved Net coverage area (37.61 %)	5391.52
Balance coverage area left (12.39 %)	1774.08
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	46534.00
Additional F.A.R within Ring-I and II (for affordable)(add on)	0.00
Allowable TDR Area (60% of Perm FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.25)	46534.00
Residential FAR (100.00%)	46299.71
Proposed FAR Area	46299.71
Achieved FAR Area (3.23)	46299.71
Balance FAR Area (0.02)	44.29
BUILT UP AREA CHECK	
Proposed BuiltUp Area	73141.65
Substructure Area Add in BUA (Layout Lvl)	10.00
Achieved BuiltUp Area	73136.65

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	Subtype	Units Area (Sq.mt.)	Reqd.	Prop.	Car Reqd.Unit	Reqd.	Prop.
A(RESIDENTIAL)	Residential	Apartment	30 - 225	1	-	1	370	-
			-	-	-		370	478

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	370	5687.50	478	6017.50
Visitor's Car Parking	27	309.75	2	0.00
Total Car	407	5996.25	478	6017.50
Two/Wheeler	-	308.75	0	0.00
Other Parking	-	-	-	14991.90
Total		6305.00		21009.30

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	1.00	2.10	276
A (RESIDENTIAL)	D1	0.90	2.10	1080
A (RESIDENTIAL)	D1	1.10	2.10	18
A (RESIDENTIAL)	D3	1.10	2.10	276

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.60	18
A (RESIDENTIAL)	V	0.60	1.00	18
A (RESIDENTIAL)	V	0.75	1.20	18
A (RESIDENTIAL)	V	1.00	0.60	885
A (RESIDENTIAL)	W	1.00	1.80	18
A (RESIDENTIAL)	SD	1.15	2.10	18
A (RESIDENTIAL)	W	1.15	1.80	18
A (RESIDENTIAL)	W	1.50	1.80	2376
A (RESIDENTIAL)	W	1.80	1.80	59
A (RESIDENTIAL)	SD	1.85	2.10	18
A (RESIDENTIAL)	SD	1.99	2.10	18
A (RESIDENTIAL)	SD	2.10	2.10	18
A (RESIDENTIAL)	SD	2.55	2.10	451
A (RESIDENTIAL)	W	2.17	1.80	71

Balcony Calculation Table

FLOOR	SIZE	AREA	TOTAL AREA
EQ+TENTH FLOOR PLAN	1.38 X 2.83 X 1 X 1	3.88	3.88
TYPICAL - 2-17 FLOOR PLAN	1.38 X 2.83 X 1 X 16	62.08	122.08
	1.38 X 2.75 X 1 X 16	60.48	
Total :			125.44

Approval Date: 10/06/2020

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/9950/CH/19-20	BBMP/9950/CH/19-20	320487.0	Online	9993963003	10/08/2020 1:20:02 PM	
	No.	Head			Amount (INR)	Remark	
		Scrutiny Fee			320487.0		

OWNER / SPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID
SMT. SHANTHI BAI W/O LATE SOMA NAIK
M/s Mangala Constructions Ltd rep by MD S. Yoganand GPA holder for Sridhar reddy & others #78 to 711 mangalore trinity corporate near mangalore hub,#73 mission City road #PNB, Karlapalya

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
SUPERVISOR OF RECORD: S. Ram Aspirants yelya, Indira nagar, Bangalore-560038 BCC/BL-3.6/ER-2529/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT (WITH CLUBHOUSE) BUILDING AT KHATHA NO.725/362, SY. NO.362, 363, 40 & 43, ALLALSANDRA VILLAGE, YELAHANKA HOBLI, WARD NO.04, BANGALORE NORTH TALUK, BANGALORE.

DRAWING TITLE : GROUND FLOOR PLAN

The plans are approved in accordance with the acceptance for approval by Block Commitee vide Ref. No. BDA/BBMP/ 0092/2019 dated: ____ (BBMP/ADDL.DIR/JD NORTH/0092/19-20) ____ 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.

Scale: 1:100
Plot Area: 16187.00 Sq.Mts.
Location: BBMP/ADDL.DIR/JD NORTH/0092/2019-20
Date: 08-Sep-2020 07:30:55

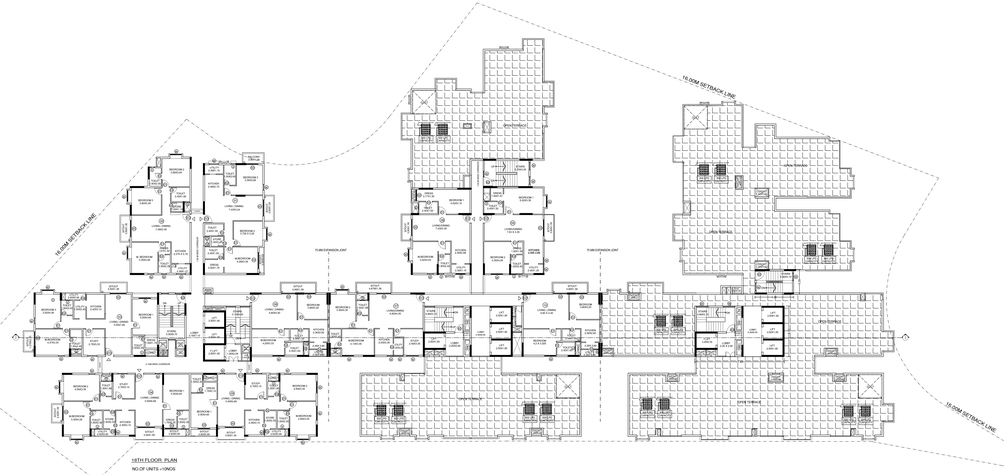
NORTH

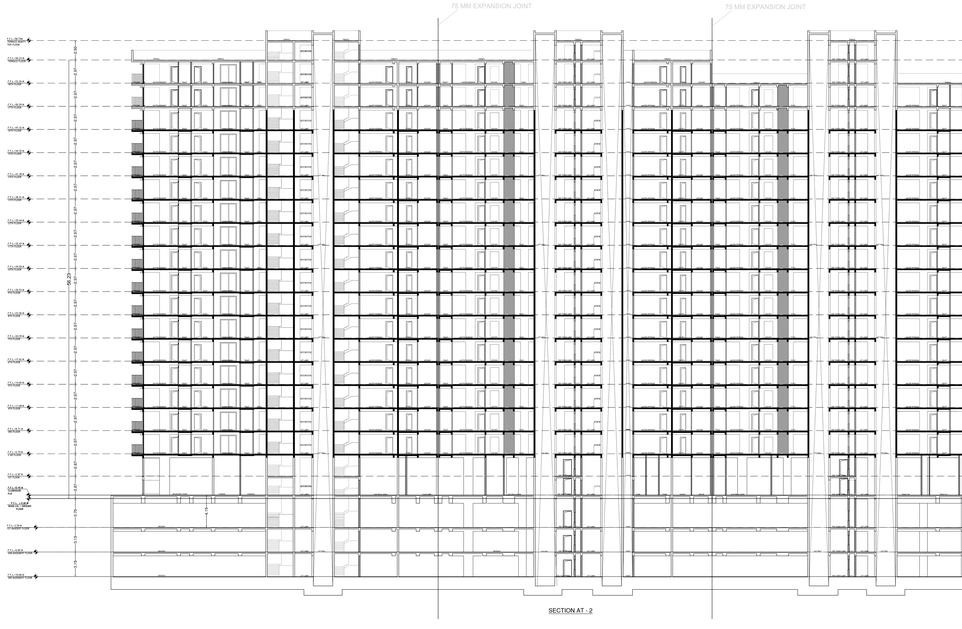
SHEET NO : 5

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

UserDefinedMedia: [2200.00 x 900.00MM]

15.00M SETBACK LINE
TO BE EXTENDED FOR 2ND TO 17TH FLOOR
DEPARTMENTAL STORE BELOW
PARKING AREA BELOW
ELECTRICAL AREA BELOW
LIFT MACHINE ROOM BELOW
ELEVATION BELOW
CHAILASHA WELL
TWIN TANK BELOW
SUMP BELOW
SUMP DIMENSION BELOW
SUMP DIMENSION BELOW
SUMP DIMENSION


15.00M SETBACK LINE
TUBE EXPANSION JOINT
BEDROOM
LIVING / DINING
KITCHEN
LIFT LOBBY
LIFT MACHINE
SERVICE LOBBY
SERVICE KITCHEN
SERVICE BEDROOM
SERVICE LIFT
DUCT
ACCESS TO TERRACE
LIFT MACHINE
DN
UP
ACCESS TO TERRACE
ACCESS TO TERRACE
ACCESS TO TERRACE



SCALE : 1:100

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	Fire Force Department	KSFES/GBC(1)/696 Created No. KSFES/NOC/642/2020 Dated: 14/02/2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India	AAI/KIA/3/TM/NOC/7133/37 Dated: 30/05/2018	
3	KSPCB	CTE/414948, KCB ID : 80247 Dated: 22/09/2020.	
4	SEIAA	SEIAA 138 CON 2019 Dt. 11/12/2019	
5	BWL	DE/SAN/BG/NOC/ HRB/511/2019-20/235 Dated @ BG-41, Dated: 11/08/2019.	
6	BESCOM	CEI/URM/AE/JE/SDO/J-1/19-20/4221-24 Dated: 30/12/2019	

II. The Applicant has paid the fees vide NEFT / RTGS Transcaction No.1953040159 Receipt No. BBMPW/9051/2020-21 Dated : 19-08-2020 for the following:-

1. Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No 6783/2020 (LB-BMP) dated: 23-07-2020	:	2,32,790.00
2. Licence Fees (50% payment as per order of the Hon'ble High Court vide W.P.No 6783/2020 (LB-BMP) dated: 23-07-2020	:	40,55,805.00
3. Ground Rent including 18% GST High Court Stay vide WP.No. 6783/2020 (LB-BMP) dated: 23-07-2020	:	Court Stay
4. Security Deposit (Refundable) a) For Building b) Site Deposit	:	1,48,310.00 1,48,720.00
5. Sanction Plan Fee (Rs. 25/Sqm payment as per order of the Hon'ble High Court vide W.P.No 6783/2020 (LB-BMP) dated: 23-07-2020	:	18,28,916.00
6. Compound Wall Charges & Plan Copy Charges	:	2,38,000.00
7. Plan Scrutiny Charges	:	1,19,500.00
8. 1% Service Charge on Labour Cess (Court Stay)	:	1,13,877.00
TOTAL :		**71,83,231.00**
Less BBMP/1434/CH/20/19-20 Dated: 26-02-2020		3,29,462.00 (-)
		67,73,759.00
Say Rs :		**67,74,000.00**

9. Labour Cess - High Court Stay vide WP.No. 6783/2020 (LB-BMP) dated: 23-07-2020 Particulars of NEFT/RTGS No. SAAN09009049 Rs. 1,000/- Dated: 21/08/2020

Block :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions Area Not To Be Considered in FAR (Sq.mt.)		Total Net Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Net Area FAR (Sq.mt.)	Total Tenement	Total Dwelling Units	Carpet Area of Each Tenement
		Common Area	Carpet		StairCase	Lift	Lift Machine	Void	Stabilocket	Ramp	Parking	Resi.			
Ramp Area	173.37	0.00	173.37	193.41	0.00	87.99	0.00	0.00	0.00	0.00	0.00	0.00	00	00	0.00
Upper Ground Floor	1421.91	31.18	1390.73	0.00	0.00	0.00	87.22	0.00	0.00	0.00	1390.69	1390.69	16	03	0.00
Typical Floor (Residential)	2897.42	55.45	2841.97	0.00	62.25	0.00	95.45	0.00	0.00	0.00	2733.67	2733.67	22	05

75 MM EXPANSION JOINT
75 MM EXPANSION JOINT
UP
UP
UP