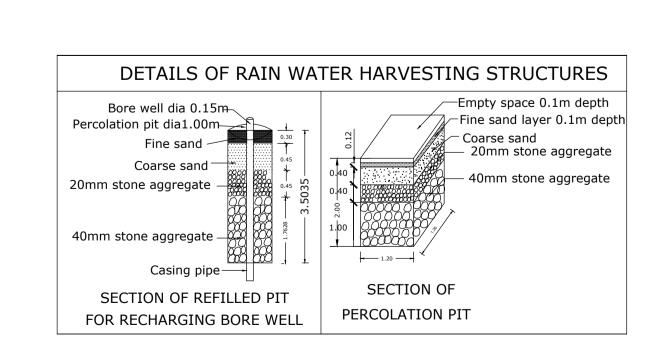
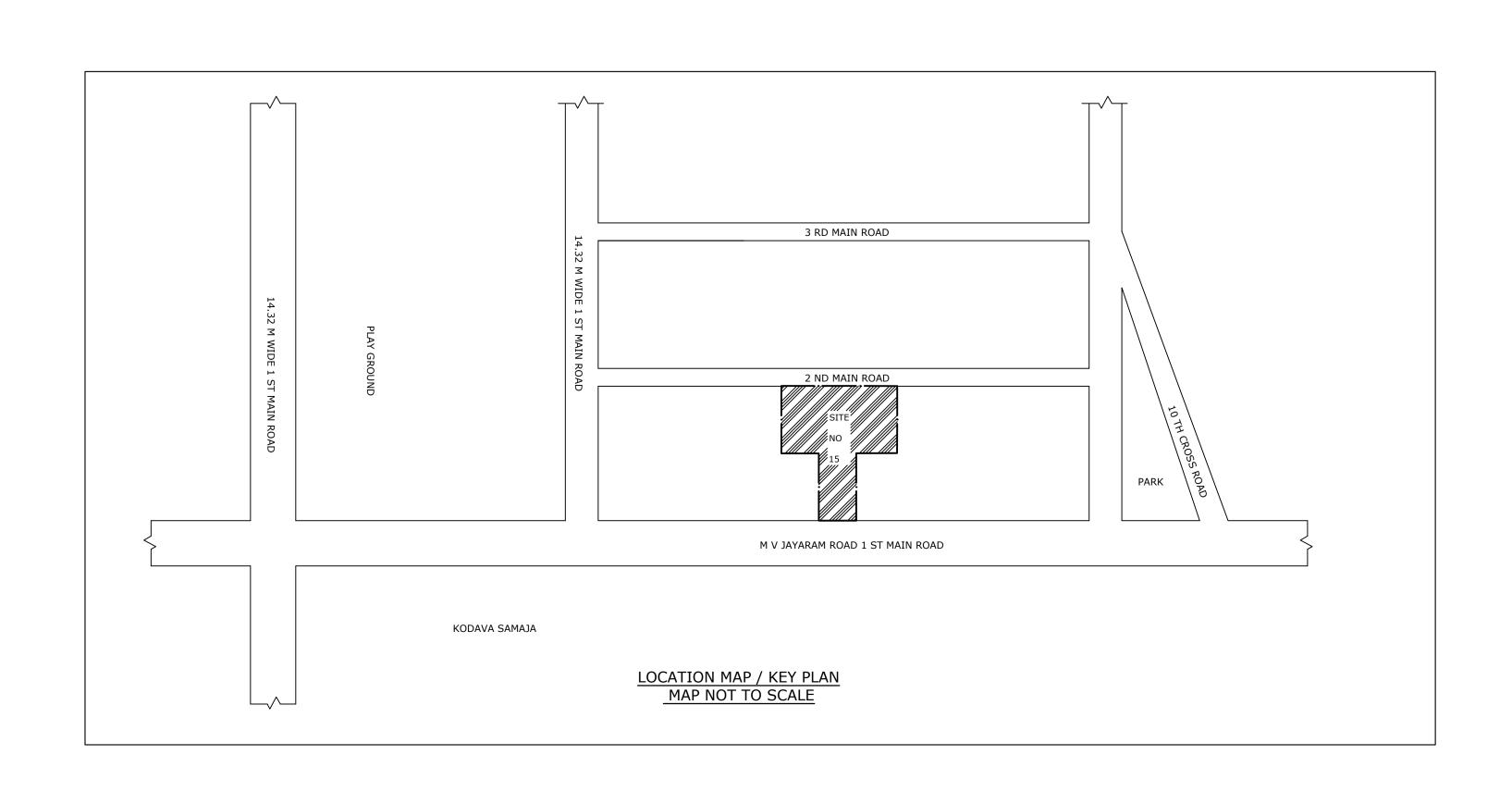


BASEMENT FLOOR PLAN





| PROJ | A STATEM | AIL: | BBMP) | | | VE | RSION NO | ATE: 01/1 | | | | | | | | |
|---|--|------------------------------|--|------------------------------------|---|--|-----------------------------------|------------------|------------------------------|---------|----------------------------------|------------------------|-----------|-------------------------------|----------------------------|---|
| Inwar NOR | Authority: BBMP Inward_No: BBMP/Addl.Dir/JD NORTH/0050/19-20 Application Type: General | | | | | Plot Use: Residential Plot SubUse: Apartment Land Use Zone: Residential (Main) | | | | | | | | | | |
| Proposal Type: Building Permission Nature of Sanction: New | | | | | Land Use Zone: Residential (Main) Plot/Sub Plot No.: 15 Khata No. (As per Khata Extract): 78-100-15. Locality / Street of the property: 1 ST MAIN ROAD, VASANTHA NAGARA, | | | | | | | | | | | |
| | ion: Ring-I ng Line Sp : East | ecified | as per Z. | R: NA | | | ality / Stre | | Property: | , 31 N | iain KOi | તυ, VAS | JAN | IIA IVAGAR | .r., | |
| Ward Plann AREA | : Ward-093 ing District A DETAILS | : 104-\ : | | ar | | | | | | | | | | | SQ.M | · |
| ARE | EA OF PLC luction for I | OT (Min NetPlot | , | ea | | (A) | | | | | | | | | 1708.3 | 3 |
| | AREA OF | HECK | , | | | 1 , | Deduction | s) | | | | | | | 73.7 1634.6 | |
| | P A | ropose chieve | ible Cover d Coveraç d Net cove | ge Area erage ar | (45.79 rea (4 | 9 %) 5.79 % |) | | | | | | | | 980.7 748. | |
| FAR | R CHECK | ermissi | coverage ible F.A.R | . as per | zonin | g regula | | , , | | | | | | | 3843.8 | |
| | A A P | ddition llowabl remium | al F.A.R w le TDR Ar n FAR for | vithin Rii ea (60% Plot with | ng I ar 5 of Pe nin Imp | nd II (fo erm.FAI | or amalga R) | , , | ot -) | | | | _ | | 0.0 | |
| | R P | esiden ropose | rm. FAR a tial FAR (9 d FAR Are | 99.75% ea |) | | | | | | | | | | 3843.8 3885.3 3895.7 | 3 |
| BUI | B LT UP ARE | alance EA CHI | | a (-0.03 | | | | | | | | | | | 3895. ⁻ | 3 |
| | S A | ubstruc | d BuiltUp cture Area d BuiltUp | Add in | BUA (| Layout | LvI) | | | | | | | | 5381.6 15.0 5396. | 0 |
| Color | Notes LOR IN | JDE) | X | | | | | | | | | | | | | |
| PL: | OT BOUND | DARY OAD | | OF AD | | | | | | | | | | | | |
| EX | OPOSED \ ISTING (To ISTING (To | be ret | tained) | AGE ARI | EA) | | | | | | | | | | | |
| | USE/SU | | I | s ck Use | | Blog | ck SubUse | | Block Stru | ıcture | | Block Lar | | se | | |
| TWIST (DEVE | TED DIAGO | DNAL Γ) | Res | idential | | | partment | | lg upto 15 | | | Category R | | | | |
| | red Park Block | ing(T | able 7a |) _{Sub} | معا ا | Are | | Un | its | | | Cai | | | | |
| TWIST DIAGO | | | esidential | | tment | | .mt.) | Reqd. | Prop. | Re | qd./Unit | Red 40 | | Prop. | - | |
| , | g Check | | Total : | | | | | | - | - | | 40 | 0 | 51 | _ | |
| | hicle Type | | No |) . | Reqd. | Area | (Sq.mt.) | | No. | Achie | Area | (Sq.mt. |) | | | |
| | 's Car Park | king | - - 4 | | | 5 | 50.00 - 5.00 | | 26 25 0 | | 34 | 57.50 43.75 0.00 | | | | |
| | | | - - - | | | | 05.00 5.00 - | | 51 0 - | | (| 01.25 0.00 10.41 | | | | |
| Total FAR 8 | Teneme | ent De | etails | | | | 660.0 | 0 | | | | 1411 | 1.66 | | | |
| Blo | ook I | No. of Same Bl | • | · | rCa- | | ductions (Ar | | <u></u> | arking | Proposed FAR Area (Sq.mt.) | a In FAI (Sq.m | R nt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | |
| ` | | | 1 5381.6 | 68 | 44.65 | Lift 51.40 | Machine 12.14 | Void 178.65 | 113.43 10 | 067.91 | Resi. 3885.3 | _ | 9.82 | 3895.14 | 40 | |
| Grand Total: | ISTED |) AG(| 1 5381.6 DNAL ([| | ^{44.65} LOP! | 51.40 MEN7 | 12.14 | 178.65 | 113.43 10 | 067.91 | 3885.3 | 2 9 | 9.82 | 3895.14 | 40.00 | |
| Floor | Total Bui | | \L | | | | ea in Sq.m | nt.) | | FA | oposed R Area | Add A | ₹ | Total FAR | Tnn | r |
| Name Terrace | Up Area (Sq.mt.) | + | airCase | Lift | | chine | Void | Ramp | Parking | F | q.mt.) Resi. | (Sq.mt | r | Area (Sq.mt.) | (No | - |
| =loor =ourth =loor | 56.7 848.4 | 3 | 0.00 | 9.90 | | 0.00 | 35.73 | 0.00 | 0.00 |) | 0.00 802.80 | 0 | .00 | 802.80 | (| 0 |
| Third Floor Second Floor | 848.4 848.4 | 3 | 0.00 | 9.90 9.90 | | 0.00 | 35.73 35.73 | 0.00 | 0.00 |) | 802.80 802.80 | 0 | .00 | 802.80 802.80 | (| 0 |
| First Floor Ground Floor | 819.6 748.5 | 51 | 0.00 | 9.90 9.90 | | 0.00 | 35.73 35.73 | 0.00 | 0.00 |) | 774.04 702.88 | 0 | .00 | 774.04 702.88 | (| |
| Basement Floor Total: Total | 1211.4 5381.6 | | 0.00 44.65 | 1.90 51.40 | | 0.00 | 0.00 178.65 | 113.43 113.43 | 1067.91 1067.91 | | 0.00 885.32 | | .82 | 9.82 3895.14 | | 4 |
| Number of Same Blocks | | 1 | | | | | | | | | | | | | | |
| Total: CHEDUL | 5381.68 .E OF JO | | 44.65 RY: | 51.40 | | 12.14 | 178.65 | 113.43 | 1067.91 | 1 3 | 885.32 | 9 | .82 | 3895.14 | 4 | 1 |
| BLOCK TWISTED D (DEVELOPN | OIAGONAL MENT) | | NAME D2 | | | LENG 0.75 | | | IGHT .10 | | NOS 110 | | | | | |
| TWISTED D (DEVELOPI TWISTED D | DIAGONAL MENT) DIAGONAL | | D1 MD | | | 0.90 | | | .10 | | 150 40 | | | | | |
| CHEDUL | E OF JO | DINE | RY: | | | | | | | | | | _ | | | |
| BLOCK TWISTED D (DEVELOPN TWISTED D | OIAGONAL MENT) | | W8 | | | 0.75 | | 1 | .35 | | NOS 50 | | | | | |
| TWISTED D (DEVELOPN TWISTED D (DEVELOPN | MENT) DIAGONAL | | W7 W6 | | | 1.00 | | | .00 | | 100 | | | | | |
| TWISTED D (DEVELOPI TWISTED D | DIAGONAL MENT) DIAGONAL | | W5 W4 | | | 1.20 | | | .35 | | 80 50 | | 1 | | | |
| (DEVELOPN TWISTED D (DEVELOPN TWISTED D | JIAGONAL MENT) | | W3 | | | 1.80 | | 1 | .35 | | 18 | | - | | | |
| (DEVELOPN TWISTED D (DEVELOPN | MENT) DIAGONAL MENT) | | W2 W1 | | | 2.10 | | | .35 | | 20 75 | | | | | |
| TWISTED D (DEVELOP) alcony Ca | NAGONAL MENT) | | wable | _ | | 3.00 | | 1 | .95 | | 20 | | | | | |
| FLO TYPICAL - 2 | OOR | OB | | SIZE 8 X 2 X | 3 | | AR | | .56 | TOT | AL AREA | A 255.72 | | | | |
| PLAN | | | 1.66 X 5.8 1.66 X 5.5 | 31 X 2 X 55 X 1 X | 3 | | | 57 27 | .84 .66 | | | -UU.1Z | | | | |
| | | | 1.66 X 7.5 1.66 X 1.7 1.66 X 7.4 | ′4 X 1 X I9 X 1 X | 3 | | | 8 37 | .41 .67 .29 | | | | | | | |
| FIRST FLOO | OR PLAN | | 1.66 X 5.0 1.10 X 6.1 1.10 X 5.8 | 8 X 2 X 31 X 2 X | ĭ 1 ĭ 1 | | | 13 12 | .29 .60 .78 | | | 56.49 | | | | |
| | | | 1.10 X 5.5 1.10 X 7.5 1.10 X 1.7 | 51 X 1 X ′4 X 1 X | 1 1 | | | 8 | .11 .26 .91 | | | | | | | |
| | otal | | 1.10 X 7.4 1.10 X 5.0 |)8 X 1 X - | 1 | | | . 5 | .59 | | 3 | 312.21 | | | | |
| nitBUA T | | Block | | TED [| | | L (DEVI | ELOPM | | . of Ro | oms N | No. of Te | enem | ent | | |
| . LOUK | S1 S2 S3 | کانتی | FLA FLA | T T | . ~ | | 104.03 101.56 96.28 | 98 98 | 3.82 5.77 2.44 | ., INU | 8 7 8 | Ji 16 | الناد. | - | | |
| TYPICAL - 2 4 FLOOR PI | 2, 3, S4 | | FLA FLA FLA | T T | | | 96.28 96.38 101.56 89.61 | 92 95 | 2.44 2.19 5.78 5.07 | | 8 7 7 | 24 | 4 | | | |
| | \$6 \$7 \$8 F1 | | FLA FLA FLA | T T | | | 72.99 99.96 97.93 | 68 94 | 3.12 4.34 2.72 | | 5 6 8 | | | | | |
| FIRST FLOO | F2 F3 | | FLA FLA FLA | T T | | | 97.93 98.31 92.82 92.92 | 92 88 | 2.72 2.51 3.98 3.73 | | 8 7 8 8 | | | | | |
| FIRST FLOO PLAN | F5 F6 F7 | | FLA FLA FLA | T T | | | 98.31 83.25 68.78 | 92 78 | 2.53 8.71 3.92 | | 7 7 5 | 8 | 3 | | | |
| | F7 F8 G1 G2 | | FLA FLA FLA | T T | | | 90.59 81.30 91.91 | 84 67 | 3.92 4.96 7.24 5.12 | | 5 6 7 7 | | | | | |
| GROUND FLOOR PLA | G3 G4 | | FLA FLA | T T | | | 86.02 86.12 | 82 81 | 2.18 1.93 | | 7 8 8 7 | 8 | 3 | | | |
| LOUK PLA | G6 G7 | | FLA FLA | T T | | | 91.91 70.75 57.40 | 60 52 | 6.21 2.57 | | 7 5 | j | | | | |
| Total: | G8 | - | FLA | .T - | | 3 | 63.20 638.64 | 3430 | 7.77 0.86 | | 6 279 | 4(| 0 | | | |
| | | | | | | | | | | | | | | | | |

BBMP/ADDL.DIR/JD NORTH/LP/0050/2019-20 This Plan Sanction is issued subject to the following conditions Sanction is accorded for the Rresidential Apartment Building at Property Katha No. 15, PID No. 78-100-15, 1st Main Road, Vasanthnagar, Ward No. 93, East Zone, Bangalore. a) Consist of BF+GF+ 4 UF(Four upper floors) 2. Sanction is accorded for **Residential Apartment**only. The use of the building shall not be deviated to any other use. 3. Single Basement Floor area reserved for car parking shall not be converted for any other 4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any. 5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided. 6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction. 7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction. 8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard. 9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants. 10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the 11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25. 12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site. 13. The applicant shall plant at least two trees in the premises. 14.Permission shall be obtained from forest department for cutting trees before the commencement of the work. 15.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections. 16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third 17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 18. The building shall be constructed under the supervision of a registered structural 19.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. 20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building. 21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority. 22. Drinking water supplied by BWSSB should not be used for the construction activity of the 23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good 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 26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured. 27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry. 28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building. 29. The applicant shall ensure that no inconvenience is caused to the neighbours in the

31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades. 32. Sufficient two wheeler parking shall be provided as per requirement. 33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. . 34. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note(i) of Building Bye-law-2003. 35. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP. 36. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled. 37. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016. 38. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016. 39. The Applicant / Owners / Developers shall make necessary provision to charge electrical 40. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan. 41. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs., 42. The NOC from BWSSB should be obtained and shall be submitted to this office before obtaining Commencement Certificate. 43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 . Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare 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

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

organic and inorganic waste and should be processed in the Recycling processing

unit100k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of

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

50 and above and 5000 Sqm and above built up area for Commercial building).

Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 Employment of child labour in the construction activities strictly prohibited.
 Obtaining NOC from the Labour Department before commencing the construction work is a must.
 BBMP will not be responsible for any dispute that may arise in respect of property in question.
 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.

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

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 site or work place.

Construction workers Welfare Board"

Conditions Imposed

31,14,912-00

31,16,000-00

issued by the statutory body should be

CTE-316274 PCB ID 83303, All the conditions imposed in the letter

adhered to

workers engaged by him.

NOC Details SI.No Name of the Statutory Department

KSPCB

paid to BBMP

| III. The Applicant has paid the fees vide Receipt No. BBMP 39832/CH/19-20 Transaction No. 9920384721 dated:25-02-2020 for the following | | | | | | | |
|---|---|--------------|--|--|--|--|--|
| 1. Ground Rent | : | 7,47,984-00 | | | | | |
| GST 18% | : | 1,34,637-00 | | | | | |
| 2. Licence Fees | : | 14,95,968-00 | | | | | |
| 3. Scrutiny Fees | : | 74,798-00 | | | | | |
| 4 Betterment Charges | : | | | | | | |
| a) For Building | : | 10,793-00 | | | | | |
| b) For Site | : | 34,167-00 | | | | | |
| 5. Security Deposit | : | 5,39,671-00 | | | | | |
| 6. Lake Improvement Charges | : | 42,709-00 | | | | | |
| 7. Plan copy charges | : | 43,000-00 | | | | | |
| 8. Compound Wall charges | : | 5,000-00 | | | | | |
| 9. 1% Service charges on Labour Cess to be | : | 8,416-00 | | | | | |

Reference No. & Date

dated:11-12-2018

10. Labour Cess: Rs. 8,34,000/- vide RTGS/NEFT No. JAKAR52020022500067817 vide Receipt No. HO/40092/2019 Dated:25-02-2020

Total

Say

OWNER / GPA HOLDER'S
SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER:
M/S TWISTED DIAGONAL DEVELOPMENT LLP REPD DESIGNATED
PARTNER Sri. SALMAN KHALID
No:4A/1, 4th LEVEL, REDIFICE SIGNATURE, NO:6, HOSPITAL ROAD,
SHIVAJINAGAR, BENGALURU-560 001.

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
Sri. T. VISHWANATH
No. 1851/1,69th CROSS, 2nd STAGE, KUMARASWAMI LAYOUT

DRAWING TITLE : SITE PLAN & BASEMENT FLOOR

The plans are approved in accordance with the acceptance for approval by the Commissioner (BBMP) on date: 17-02-2020 vide lp number:BBMP/ADDL.DIR/JDNORTH/LP/0050/2019-20 subject to terms and conditions laid down along with this building plan approval.

ARCHITECT/ENGINEE I /SUPERVISOR 'S SIG Sri. T. VISHWANATH No. 1851/1,69th CROSS, 2r BCC/BL-3.6E-4128/2015_16

ZONE

and conditions laid down along with this building plan approval.

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

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE NO 15,
1 ST MAIN ROAD, VASANTHA NAGARA, BANGALORE
Designation: BRUHAT BANGALORE MAHANAGARA

WARD NNEW NO 93 (78), PID NO:78-100-1'5
PALIKE
Date: 18-Jun-2020 17: 19:19

SHEET NO :1