

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of R
	N_GF_001	FLAT	97.95	88.90	
	N_GF_002	FLAT	72.81	65.31	
	N_GF_003	FLAT	74.07	70.87	
GROUND	N_GF_004	FLAT	74.07	70.87	
FLOOR PLAN	N_GF_005	FLAT	72.81	65.31	
	N_GF_008	FLAT	97.95	88.90	
	N_GF_009	FLAT	75.08	71.26	
	N_GF_010	FLAT	75.08	71.26	
	N_FF_001	FLAT	97.95	88.90	
	N_FF_002	FLAT	93.67	91.05	
	N_FF_003	FLAT	74.07	70.87	
	N_FF_004	FLAT	74.07	70.87	
FIRST FLOOR	N_FF_004_1	FLAT	74.07	70.87	
PLAN	N_FF_005	FLAT	93.67	91.05	
	N_FF_008	FLAT	97.95	88.90	
	N_FF_009	FLAT	72.53	70.45	
	N_FF_009_1	FLAT	75.08	71.26	
	N_FF_010	FLAT	75.08	71.26	
	N_2ND_001	FLAT	97.95	88.90	
	N_2ND_002	FLAT	93.67	91.05	
	N_2ND_003	FLAT	74.07	70.87	
	N_2ND_004	FLAT	74.07	70.87	
SECOND	N_2ND_004_1	FLAT	74.07	70.87	
FLOOR PLAN	N_2ND_005	FLAT	93.67	91.05	
	N_2ND_008	FLAT	97.95	88.90	
	N_2ND_009	FLAT	75.08	71.26	
	N_2ND_009_1	FLAT	72.53	70.45	
	N_2ND_010	FLAT	75.08	71.26	
	N_3RD_001	FLAT	97.95	88.90	
	N_3RD_002	FLAT	93.67	91.05	
	N_3RD_003	FLAT	74.07	70.87	
TYPICAL	N_3RD_004	FLAT	74.07	70.87	
-	N_3RD_004_1	FLAT	74.07	70.87	
3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18	N_3RD_005	FLAT	93.67	91.05	
FLOOR PLAN	N_3RD_008	FLAT	97.95	88.90	
	N_3RD_009	FLAT	75.08	71.26	
	N_3RD_009_1	FLAT	72.53	70.45	
	N_3RD_010	FLAT	75.08	71.26	
Total:	-	-	15546.18	14730.97	

UnitBUA Table for Block :A (SOUTH)	

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenem
	GF_001	FLAT	97.95	88.90	7	
	GF_002 GF_003	FLAT FLAT	72.81 74.07	65.31 70.87	4	
	GF_004	FLAT	74.07	70.87	6	
	GF_005	FLAT	72.81	65.31	4	
	GF_006	FLAT	74.07	70.87	6	
GROUND FLOOR PLAN	GF_007	FLAT	74.07	70.87	6	14
LOOK FLAN	GF_008 GF_009	FLAT FLAT	74.07 75.08	70.87 71.26	6	
	GF_010	FLAT	75.08	71.26	6	
	GF_011	FLAT	75.08	71.26	6	
	GF_012	FLAT	97.95	88.90	7	
	GF_013 GF_014	FLAT	75.08	71.26	6	
	FF_001	FLAT FLAT	75.08 97.95	71.26 88.90	6	
	FF_002	FLAT	93.67	91.05	7	
	FF_003	FLAT	74.07	70.87	6	
	FF_004	FLAT	74.07	70.87	6	
	FF_005	FLAT	93.67	91.05	7	
FIRST FLOOR	FF_006 FF_007	FLAT FLAT	74.07 74.07	70.87 70.87	6	
PLAN	FF_008	FLAT	74.07	70.87	6	14
		FLAT	75.08	71.26	6	
	FF_010	FLAT	75.08	71.26	6	
	FF_011_1	FLAT	75.08	71.26	6	
	FF_012	FLAT	97.95 75.08	88.90 71.26	7	
	FF_013 FF_014	FLAT FLAT	75.08 75.08	71.26	6	
	2ND_001	FLAT	97.95	88.90	7	
	2ND_002	FLAT	93.67	91.05	7	
	2ND_003	FLAT	74.07	70.87	6	
	2ND_004	FLAT	74.07	70.87	6	
	2ND_005 2ND_006	FLAT FLAT	93.67 74.07	91.05 70.87	7	
SECOND	2ND_007	FLAT	74.07	70.87	6	
ELOOR PLAN	2ND_008	FLAT	74.07	70.87	6	14
	2ND_009	FLAT	75.08	71.26	6	
	2ND_010	FLAT	75.08	71.26	6	
	2ND_012 2ND_013	FLAT FLAT	97.95 75.08	88.90 71.26	7	
	2ND_013 2ND_014	FLAT	75.08	71.26	6	
	FF_011	FLAT	75.08	71.26	6	
	3RD_001_1	FLAT	97.95	88.90	7	
	3RD_002_1	FLAT	93.67	91.05	7	
	3RD_003_1 3RD_004_1	FLAT FLAT	74.07 74.07	70.87 70.87	6	
	3RD_004_1 3RD_005_1	FLAT	93.67	91.05	6	
TYPICAL	3RD_006_1	FLAT	74.07	70.87	6	
	3RD_007_1	FLAT	74.07	70.87	6	224
3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18	3RD_008_1	FLAT	74.07	70.87	6	224
FLOOR PLAN	3RD_009_1	FLAT	75.08	71.26	6	
	3RD_010_1 3RD_011_1	FLAT FLAT	75.08 75.08	71.26 71.26	6	
	3RD_012_1	FLAT	97.95	88.90	7	
	3RD_013_1	FLAT	75.08	71.26	6	
	3RD_014_1	FLAT	75.08	71.26	6	
	3RD_001	FLAT	97.95	88.90	7	
	3RD_002 3RD_003	FLAT FLAT	93.67 74.07	91.05 70.87	76	
	3RD_003	FLAT	74.07	70.87	6	
	3RD_005	FLAT	93.67	91.05	7	
	3RD_006	FLAT	74.07	70.87	6	
	3RD_007	FLAT	74.07	70.87	6	14
LOOR PLAN	3RD_008 3RD_009	FLAT	74.07	70.87	6	
	3RD_009 3RD_010	FLAT FLAT	75.08 75.08	71.26 71.26	6	
	3RD_011	FLAT	75.08	71.26	6	
	3RD_012	FLAT	97.95	88.90	7	
	3RD_013	FLAT	75.08	71.26	6	
	3RD_014	FLAT	75.08	71.26	6	
	19TH_001 19TH_002	FLAT FLAT	97.95 93.67	88.90 91.05	7	
	19TH_002	FLAT	93.67	70.87	6	
	19TH_005	FLAT	93.67	91.05	7	
	19TH_006	FLAT	74.07	70.87	6	
NINETEENTH	19TH_007	FLAT	74.07	70.87	6	
FLOOR PLAN	19TH_008	FLAT	74.07	70.87	6	13
	19TH_009 19TH_010	FLAT FLAT	75.08 75.08	71.26 71.26	6	
	19TH_010 19TH_011	FLAT	75.08	71.26	6	
	19TH_012	FLAT	97.95	88.90	7	
	19TH_013	FLAT	75.08	71.26	6	
	19TH_014	FLAT	75.08	71.26	6	
Total:		-	23593.05	22358.95	1836	293

- Jakkuru, Yelahanka Zone, Bangalore North Taluk, , Bangalore a) Block - A Consisting of BF+GF+20 UF (Twenty Upper Floors only). and BESCOM if any. within the premises shall be provided. construction. during the time of construction. removed and transported to near by dumping yard. be accessible to all the tenants and occupants.
- 13. The applicant shall plant at least two trees in the premises. copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- the same is repeated for the third time. in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
- 23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage Bye-law 32(a). for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- ensured. the stepped entry. 26 are provided in the building.
- during late hours and early morning hours
- erecting safe barricades. got approved from the Competent Authority if necessary.
- be submitted to the Corporation and Fire Force Department every year.
- Orders of the BBMP.
- management bye-law 2016.
- is sworn in the affidavit submitted to this office.
- 45. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

- construction site or work place.
- the labour camps / construction sites. 3. Employment of child labour in the construction activities strictly prohibited.
- 5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

## stands cancelled automatically and legal action will be initiated.

- 07-07-2020 for the following:-
- dated: 15-06-2020 4 Betterment Charge a) For Buildi
- b) For Site Security Deposit
- Hon'ble High Co dated: 15-06-2020
- 5 Plan Copy Charge Compound Wall ( Administrative Cha
- 9 Lake Improvement Charges

# dated: 15-06-2020

- SCALE 1:300

### BBMP/ADDL.DIR/JD NORTH/LP/0080/2019-20

This Plan Sanction is issued subject to the following conditions 1. Sanction is accorded for the Residential Apartment at Khata No. 1359/33/4 & 36/4, Shivanahalli Village, Ward No. 01,

b) Blcok - B Consisting of 2BF+GF+18 (Eighteen Upper floors only).

2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use. 3. Two Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose. 4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB 5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage 6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the

7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising 8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be

9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall 10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises. 11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment

and also to make provisions for telecom services as per Bye-law No. 25. 12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

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

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 17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified

18. The building shall be constructed under the supervision of a registered structural engineer. 19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. 20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of 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.

of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the 24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria

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 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

28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 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 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and Parking Check (Table 7b) should be processed in the Recycling processing unit 500 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 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

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 34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should

be produced to the Corporation and shall get the renewal of the permission issued once in Two years. 35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force FAR & Tenement Details Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall

36. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years. 37. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of

summer and another during the summer and assure complete safety in respect of fire hazards. 38. 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.

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 s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy

40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of 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

42. If the interim order stayed in W.P.No. 7755/2020 (LB-BBMP), gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which 43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqmupto 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

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

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"

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in

2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

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

6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned

III. The Applicant has paid the fees vide NEFT / RTGS Transachtion No. 10633971557 dated:

1 Scrutiny fees (50% payment as per order of the Hon'ble High 1,53,514-00 Court vide W.P.No 7755/2020 (LB-BMP) dated: 15-06-2020 30,70,286-00 Licence Fees (50% payment as per order of the Hon'ble High Court vide W.P.No 7755/2020 (LB-BMP) dated: 15-06-2020 Ground Rent (High Court Stay vide WP No. 7755/2020 (LB-BMP)

ng	1,36,457 3,94,521
(Rs. 25/Sqm payment as per order of the ourt Stay vide WP No. 7755/2020 (LB-BMP)	17,05,715
2 2S	1,29,000
Charges	20,000
arges (1% Labour Cess)	1,04,796

Total 11 LabourCess High Court Stay vide WP No. 7755/2020 (LB-BMP)

The Plan are Approved in accordance with the acceptanc approval by the Commissioner BBMP On Date:11/05/2020 vide Lp Number : BBMP/ADDL.DIR/JD NORTH/LP/0080/2 subject to terms and condition laid down along with this bu

4.93.151-00

00-00

NORTH

62,07,440-00

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

> Name : B MANJESH Designation : Joint Director Town Planning (JDTP) Organization : BRUHAT BANGALORE MAHANAGARA Date : 23-Oct-2020 14: 32:16

VERSION DATE: 01/11/2018 PROJECT DETAIL: Authority: BBMP Plot Use: Residential Inward No: Plot SubUse: Apartment BBMP/Addl.Dir/JDNORTH/0080/19-Land Use Zone: Residential (Main) pplication Type: General Proposal Type: Building Permission Plot/Sub Plot No.: 1359/33/4 &36/4 City Survey No.: 33/4,36/4,37/5,37/6,10/3,10/4 Nature of Sanction: New Khata No. (As per Khata Extract): 1359/33/4 &36/4 ocation: Ring-III Locality / Street of the property: SHIVANAHALLI VILLAGE, JAKKUR Building Line Specified as per Z.R: NA VILLAGE YALAHANKA HOBLI BANGALORE NORTH TALUK Zone: Yelahanka ard: Ward-001 Planning District: 307-Yelahanka REA DETAILS: AREA OF PLOT (Minimum (A-Deductions) NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (50.00 %) Proposed Coverage Area (14.27 %) Achieved Net coverage area (14.27 % Balance coverage area left ( 35.73 %) Permissible F.A.R. as per zoning regulation 2015 (2.50 Additional F.A.R within Ring I and II (for amalgamated plot -) Allowable TDR Area (60% of Perm.FAR ) Premium FAR for Plot within Impact Zone ( - ) Total Perm. FAR area (2.50) Residential FAR (99.76%) 49166 79 Proposed FAR Area 49286.47 Achieved Net FAR Area (2.50) Balance FAR Area (0.00) BUILT UP AREA CHECK Proposed BuiltUp Area 68249.94 Substructure Area Add in BUA (Layout Lvl)

VERSION NO.: 1.0.11

Block USE/SUBUSE Details

Achieved BuiltUp Area

AREA STATEMENT (BBMP)

Block Na	me	Block Use		Block SubUse			Block Land L Category	lse
A (SOUT	TH)	Residential	al Apartment		Highrise		R	
B (NORTH B	LOCK)	Residential	Apartment High		Highr	ise	R	
Required Parking(Table 7a)								
Block	Туре	SubUse	Area	Ur	nits		Car	
Name	Туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (SOUTH)	Residential	Apartment	50 - 225	1	-	1	293	-
B (NORTH BLOCK)	Residential	Apartment	50 - 225	1	-	1	188	-

\_\_\_\_\_

481

Total : | - | - | - | -

Vehicle Type	Re	qd.	Achieved					
venicie i ype	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)				
Car	481	6613.75	543	7466.25				
Visitor's Car Parking	49	673.75	0	0.00				
Total Car	530	7287.50	543	7466.25				
TwoWheeler	-	673.75	0	0.00				
Other Parking	-	-	-	9058.01				
Total		7961.25		16524.26				

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)		Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			renement
A (SOUTH)	1	39537.16	214.28	39322.88	45.36	467.10	20.79	1276.52	1.47	120.00	7525.73	29815.25	50.65	29865.90	293	334.52
B (NORTH BLOCK)	1	29033.65	128.28	28905.37	30.10	296.10	14.10	833.02	0.12	594.02	7717.48	19351.39	118.60	19420.42	188	157.65
Grand Total:	2	68570.81	342.56	68228.25	75.46	763.20	34.89	2109.54	1.59	714.02	15243.21	49166.64	169.25	49286.32	481.00	492.17

II NOC Details

SI No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed			
1	Fire Force Department	KSFES/GBC(1)/057, Docket No.	All the			
2	BESCOM	KSFES/NOC/043/2020, dated: 27-07-2020 ಮುಇ(ವಿ)/ಬೆಂಉವ/ಅಇ(ವಿ)/ಸಿಂ(ವಿ)–1/19–20/1017–20, ದಿನಾಂಕ: 14–	conditions imposed in th			
2	BESCOIVI	07-2020	letter issued by			
3	Airport Authority of India	BIAL/SOUTH/B/021620/450160, dated: 12-03-2020	the Statutory			
4	BSNL	DE/SAN/BG/NOC HRB (S-11)/2019-20/71 dated @ BG-41 Dt: 25-01-2020	Body should b adhered to			
	SIGNATÚRE OWNER'S A NUMBER &	ADDRESS WITH ID CONTACT NUMBER : N BUILDERS and DEVELOPERS Pvt.Itd. aging Director UNIL KUMAR				
or <b>9-20</b> ng	/SUPERVIS R. Vasanth Mac BCC/BL-3.6/E:3 No 29, 2nd main	3213:08-09				
	@BBMP KATH/ SHIVANAHALL	TLE : ESIDENTIAL APARTMENT A No. 1359/33/4 &36/4,SyNo.33/4,36/4,37/5,37/ I VILLAGE,10/3,10/4,JAKKUR VILLAGE,YALAH GOWDA WARD No. 001,BANGALORE NORTH	HANKA			
	DRAWING	TITLE : SITE PLAN SCALE 1:300				

SHEET NO: 01