

1. Sanction is accorded for the Proposed Residential Apartment Building at Katha No. 601/551, Sy No. 109/2, Nagondanahalli Village, Ward No. 84, Whitefield Subdivision, Mahadevapura Zone, Bengaluru

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

other purpose. 4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided. 6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

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

The debris shall be removed and transported to nearby dumping yard. 9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants. 10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises. 11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the Ground floor 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 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

23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a). 24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to

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

27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry. 28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building. 29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity

of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 300 k.g

capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building). 31. The structures with stilts shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting

safe barricades. 32. Sufficient two wheeler parking shall be provided as per requirement. 3. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. . 34. Payment of Ground Rent for construction carried out beyond the two years period of plan

sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law -35. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

36. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

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

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

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place. 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 the labour camps / construction sites. 2. List of children workers shall be furnished by the builder / contractor to the Labour

Department which is mandatory. 3. Employment of child labour in the construction activities strictly prohibited.

4. Obtaining NOC from the Labour Department before commencing the construction work is a must. 5. BBMP will not be responsible for any dispute that may arise in respect of property in

auestion. 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

No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
	KSPCB	CTE-312930, PCB ID. 78456, Dated. 01-06-2019	All the conditions imposed in the letter issued by the
	BWSSB	Condition imposed to submit the same at the time of issue of OC as per Commissioner direction recorded in LP file No. 373/2015-16, since the village in question is included in jurisdiction of proposed Water Supply and UGD Works for 110 villages.	Statutory Body should be adhered to

IV. The Applicant has paid the fees of Rs. 42,23,000/- vide Transaction No. 10718505137 Date.17-07-2020 for the following:-

	Say Rs.	:	42,23,000-00
	Total Rs	:	42,21,626-00
BBMP/5021/CH/19-20, Dated. 13-06-20	019	:	73,495-00
Already paid vide Receipt No.			
7. 1% Service Charge on Labour Cess		:	28,841-00
6. Lake Improvement Charges		:	1,31,567-00
5. Compound Wall		:	61,600-00
 Security Deposit 		:	15,91,290-00
b) for Site		:	1,05,253 -00
a) For Building		:	31,826 -00
3. Betterment Charges			
3. Ground Rent		:	8,44,974-00
2. Scrutiny fees		:	71,608.05-00
I. Licence Fees		:	14,32,161-00

V. The Applicant has paid the Labour Cess fees of Rs. 24,60,000/- vide Transaction No. P20062949939055, Date. 29-06-2020.

	VERSION NO.: 1.0.11					
AREA STATEMENT (BBMP)	VERSION DATE: 01/11/2018					
PROJECT DETAIL:	•					
Authority: BBMP	Plot Use: Residential					
Inward_No: BBMP/Addl.Dir/JD NORTH/0020/19-20	Plot SubUse: Apartment					
Application Type: General	Land Use Zone: Residential (Main)					
Proposal Type: Building Permission	Plot/Sub Plot No.: 0					
Nature of Sanction: New	City Survey No.: 103/1					
Location: Ring-III	Khata No. (As per Khata Extract): 601	/551/109/2,103/1				
Building Line Specified as per Z.R: NA	Locality / Street of the property: NAGONDDANAHALLI VILLAGE, K.R.PURAM HOBLI					
Zone: Mahadevapura						
Ward: Ward-084						
Planning District: 316-Varthur						
AREA DETAILS:	•	SQ.MT.				
AREA OF PLOT (Minimum)	(A)	5262.66				
Deduction for NetPlot Area						
Road Widening Area		269.74				
Total		269.74				
NET AREA OF PLOT	(A-Deductions)	4992.92				
COVERAGE CHECK						
Permissible Coverage area (50		2496.46				
Proposed Coverage Area (48.9		2443.87				
Achieved Net coverage area (48.95 %)	2443.87				
Balance coverage area left (1.	05 %)	52.59				
FAR CHECK						
Permissible F.A.R. as per zoni		11840.98				
Additional F.A.R within Ring I a	and II (for amalgamated plot -)	0.00				
Allowable TDR Area (60% of F	,	0.00				
Premium FAR for Plot within In	npact Zone (-)	0.00				
Total Perm. FAR area (2.25)		11840.98				
Residential FAR (99.75%)		11598.19				
Proposed FAR Area		11627.38				
Achieved Net FAR Area (2.21)	11627.38				
Balance FAR Area (0.04)		213.60				
BUILT UP AREA CHECK		· · · · · · · · · · · · · · · · · · ·				
Proposed BuiltUp Area		15897.90				
Substructure Area Add in BUA	(Layout Lvl)	15.00				
Achieved BuiltUp Area 155						

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category				
A (RESI)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R				
Required Parking(Table 7a)								

Block	Туре	SubUse	Area	Ur	iits		Car	
Name	l iybe	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESI)	Residential	Apartment	50 - 225	1	-	1	115	-
	Total :		-	-	-	-	115	128

- - - 1/52.3

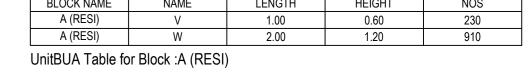
FAR & Tenement Details

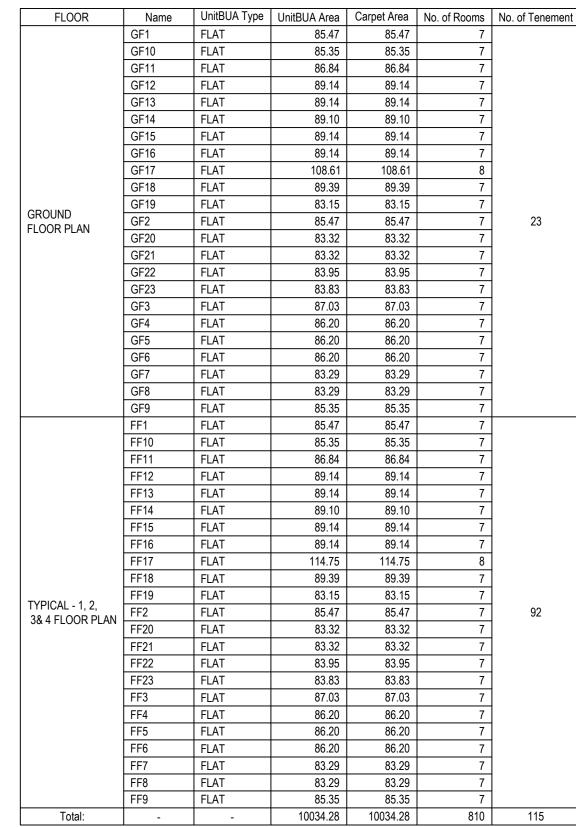
Block	Same Bldg Area	Built Up	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)
		(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Stair	(Sq.mt.)	(140.)
A (RESI)	1	15897.90	29.19	55.73	2.79	603.90	135.33	3443.56	11598.21	29.19	11627.40	115
Grand Total:	1	15897.90	29.19	55.73	2.79	603.90	135.33	3443.56	11598.21	29.19	11627.40	115.00
Block	:A (RESI)											

Floor Name	Total Built Up Area (Sq.mt.)								Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)
Nume		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Stair	(Sq.mt.)	(110.)
Terrace Floor	37.55	29.19		2.79	0.00	0.00		0.00	0.00	0.00	00
Fourth Floor	2450.01	0.00	8.36	0.00	120.78	0.00	0.00	2320.87	0.00	2320.87	23
Third Floor	2450.01	0.00	8.36	0.00	120.78		0.00		0.00	2320.87	23
Second Floor	2450.01	0.00	8.36	0.00	120.78	0.00	0.00	2320.87	0.00	2320.87	23
First Floor	2450.01	0.00	8.36	0.00	120.78	0.00	0.00	2320.87	0.00	2320.87	23
Ground Floor	2443.87	0.00	8.36	0.00	120.78	0.00	0.00	2314.73	0.00	2314.73	23
Basement Floor	3616.44	0.00	8.36	0.00	0.00	135.33	3443.56	0.00	29.19	29.19	00
Total:	15897.90	29.19	55.73	2.79	603.90	135.33	3443.56	11598.21	29.19	11627.40	115
Total Number of Same Blocks :	1										
Total:	15897.90	29.19	55.73	2.79	603.90	135.33	3443.56	11598.21	29.19	11627.40	115

Total. 13697.90 29.19 35.75 2.79 005.90 135.55 3445.50 11396.21 29.19 11627.40 115 SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS					
A (RESI)	D1	0.75	2.10	460					
A (RESI)	D	0.90	2.10	235					
A (RESI)	ED	1.10	2.10	115					
SCHEDULE OF JOINERY:									
				NOO					





OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : M/S.SREE SAI BUILDERS AND DEVELOPERS Represented By Its Managing Partner 1. C. PRABHAKAR REDDY 2. S. GANGADHARAIAH SITUATED AT NAGONDDANAHALLI VILLAGE, K.R.PURAM HOBLI, BANGALORE EAST TALUK.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE P BHASKARA REDDI #12,0PPOSIT FEDARAL BANK ROAD, HIRANDAHALLI VILLAGE, VIRGONAGAR POST approval by the Commissioner on date: <u>10/06/2020</u> vide lp number: <u>BBMP/ADDL.DIR/JDNORTH/0020/19-20</u> subject to terms and <u>WILLAGE,VIRGONAGAR POST BCC/BL-3 6E-4130</u>/2015-VILLAGE, VIRGONAGAR POST BCC/RI _3 6E_4130/2015-16 Shalka whole

> PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO: 103/1, 109/2,KATHA NO:601/551/109/2,103/1, SITUATED AT NAGONDDANAHALLI VILLAGE, K.R.PURAM HOBLI, BANGALORE EAST

Name : B MANJESH Designation : Joint Director Town Planning (JDTP) Organization : BRUHAT BANGALORE MAHANAGARA PAI IKF Date : 08-Sep-2020 16: 39:33

NORTH

The plans are approved in accordance with the acceptance for

conditions laid down along with this building plan approval.

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

SITE PLAN

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