

BBMP/ADDL.DIR/JD NORTH/LP/0041/2019-20

This Modified Plan Sanction is issued subject to the following conditions 1. Sanction is accorded for the Proposed Residential Apartment Building at Khata No. 205, Sy No. 25/1, 25/2, Nagasandra Gramatana, Ward No. 39, Chokkasandra, Yeshwanthapura Hobli, Bangalore North Taluk, Banglore. a) Block - A and B Consist of GF+ 4 UF (Four upper floors) with Common Basement Floor only 2. Sanction is accorded for **Residential 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 only reserved for car parking shall not be converted for any

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 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 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. 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 time.

17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (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. 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

22. Drinking water supplied by BWSSB should not be used for the construction activity of the building. 23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a). 24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in

the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake. 25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building. 26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.

27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / 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 hours. 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic

disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial 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

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

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 vehicles. 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. If the interim order stayed in W.P.No. 1917/2020 (LB-BBMP), Dated: 27-01-2020 gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is sworn in the Indemnity Bond submitted to this office. 42. 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., 43. The Modified CFO from KSPCB should be obtained and shall be submitted to this office before obtaining 44. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed

## Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LP/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 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 of workers shall be furnished by the builder / contractor to the Labour Department which is

4. Obtaining NOC from the Labour Department before commencing the construction work is a must. 5. BBMP will not be responsible for any dispute that may arise in respect of property in question. 6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

II. The Applicant has paid the fees vide NEFT / RTGS Transaction No. 10060993785, dated: 23-03-2020 for the following: 1. Scrutiny Fees and Licence Fee (50% payment as per order of the Hon'ble High Court vide W.P.No 1917/2020 (LB-BMP) dated:27-01-2020 5,49,403.00 2. Ground Rent and 18% of GST (High Court Stay vide WP No. 1917/2020 (LB-BMP) dated:27-01-2020

a) For Building b) For Site 0.004. Plan copy charges 43,000.00 5. Lake Improvement Charges 1,23,908.00 **TOTAL** 7,16,319.00

SAY Rs. 7,16,500.00

Block :BLOCK A (RESIDENTIAL BUILDING) Deductions (Area in Sq.mt.) 0.00 7.62 0.00 0.00 0.00 | 193.88 | 2630.57 | 0.00 | 0.01 | 7040.25 23.04 45.72 11.22 94.00 0.30 193.88 2630.57 4041.51 0.01 4041.52 Total: 7040.25 23.04 45.72 11.22 94.00 0.30 193.88 2630.57 4041.51 0.01 4041.52 SCHEDULE OF JOINERY: A (RESIDENTIAL BUILDING) A (RESIDENTIAL

BUILDING) SCHEDULE OF JOINERY: A (RESIDENTIAL UnitBUA Table for Block :BLOCK A (RESIDENTIAL BUILDING) FLOOR Name UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement

A (RESIDENTIAL

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
	BLOCK A TYPICAL 2nd, 3rd,	FLAT	96.28	85.50	9	
	& 4th FLOOR01 BLOCK A TYPICAL 2nd, 3rd, & 4th FLOOR02	FLAT	96.28	85.49	9	
	BLOCK A TYPICAL 2nd, 3rd, & 4th FLOOR03	FLAT	96.28	85.49	9	
TYPICAL - 2, 3&	BLOCK A TYPICAL 2nd, 3rd, & 4th FLOOR04	FLAT	96.28	85.50	9	24
4 FLOOR PLAN	BLOCK A TYPICAL 2nd, 3rd, & 4th FLOOR05	FLAT	96.28	85.50	9	24
	BLOCK A TYPICAL 2nd, 3rd, & 4th FLOOR06	FLAT	96.29	85.50	9	
	BLOCK A TYPICAL 2nd, 3rd, & 4th FLOOR07	FLAT	96.28	85.50	9	
	BLOCK A TYPICAL 2nd, 3rd, &4th FLOOR08	FLAT	96.29	85.50	9	
	BLOCK A FIRST FLOOR01	FLAT	96.28	85.50	9	
	BLOCK A FIRST FLOOR02	FLAT	96.28	85.49	9	
	BLOCK A FIRST FLOOR03	FLAT	96.28	85.49	9	
FIRST FLOOR	BLOCK A FIRST FLOOR04	FLAT	96.28	85.54	9	
PLAN	BLOCK A FIRST	FLAT	96.28	85.50	9	8
	FLOOR05 BLOCK A FIRST	FLAT	96.29	85.50	9	
	FLOOR06 BLOCK A FIRST	FLAT	96.28	85.50	9	
	FLOOR07 BLOCK A FIRST	FLAT	96.28	85.50	9	
	FLOOR08 BLOCK A GROUND	FLAT	96.24	85.50	9	
	FLOOR01 BLOCK A GROUND FLOOR02	FLAT	96.23	85.49	9	
	BLOCK A GROUND FLOOR03	FLAT	96.23	85.49	9	
GROUND	BLOCK A GROUND FLOOR04	FLAT	96.23	85.50	9	8
FLOOR PLAN	BLOCK A GROUND FLOOR05	FLAT	96.23	85.50	9	
	BLOCK A GROUND FLOOR06	FLAT	96.24	85.50	9	
	BLOCK A GROUND FLOOR07	FLAT	96.23	85.50	9	
	BLOCK A GROUND FLOOR08	FLAT	96.23	85.50	9	
Total:	-	-	3850.86	3419.99	360	40

# Block BLOCK B (RESIDENTIAL BLILLDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
	(Sq.IIII.)	StairCase	Lift	Lift Machine	Void	Parking	Resi.	(Sq.IIII.)	
Terrace Floor	35.13	23.92	0.00	11.21	0.00	0.00	0.00	0.00	00
Fourth Floor	998.71	0.00	7.62	0.00	19.56	0.00	971.53	971.53	08
Third Floor	998.71	0.00	7.62	0.00	19.56	0.00	971.53	971.53	08
Second Floor	998.71	0.00	7.62	0.00	19.56	0.00	971.53	971.53	08
First Floor	1036.90	0.00	7.62	0.00	19.56	0.00	1009.72	1009.72	08
Ground Floor	1071.06	0.00	7.62	0.00	119.77	237.12	706.55	706.55	06
Total:	5139.22	23.92	38.10	11.21	198.01	237.12	4630.86	4630.86	38
Total Number of Same Blocks	1								
Total:	5139.22	23.92	38.10	11.21	198.01	237.12	4630.86	4630.86	38

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL BUILDING)	D2	0.75	2.10	148
BLOCK B (RESIDENTIAL BUILDING)	D1	0.90	2.10	187
BLOCK B (RESIDENTIAL BUILDING)	ED	1.10	2.10	38

FLOOR Name UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenement

# UnitBUA Table for Block :BLOCK B (RESIDENTIAL BUILDING)

	BLOCK B TYPICAL 2nd, 3rd, & 4th FLOOR07	FLAT	117.90	105.12	10	
	BLOCK B TYPICAL 2nd, 3rd, & 4th FLOOR08	FLAT	116.51	103.68	10	
	BLOCK B TYPICAL 2nd, 3rd, & 4thFLOOR02	FLAT	120.01	107.82	10	
TYPICAL - 2, 3&	BLOCK B TYPICAL 2nd, 3rd, &4th FLOOR01	FLAT	120.02	107.83	10	24
4 FLOOR PLAN	BLOCK B TYPICAL 2nd, 3rd, &4th FLOOR04	FLAT	120.01	107.82	10	
	BLOCK B TYPICAL 2nd, 3rd, &4th FLOOR05	FLAT	117.90	105.12	10	
	BLOCK B TYPICAL 2nd, 3rd, &4th FLOOR06	FLAT	116.34	103.52	10	
	BLOCK B TYPICAL 2nd, 3rd,&4th FLOOR03	FLAT	120.02	107.83	10	
	BLOCK B FIRST FLOOR01	FLAT	120.02	107.83	10	
	BLOCK B FIRST FLOOR02	FLAT	120.01	107.82	10	
	BLOCK B FIRST FLOOR03	FLAT	120.02	107.83	10	•
FIRST FLOOR	BLOCK B FIRST FLOOR04	FLAT	120.01	107.82	10	
PLAN	BLOCK B FIRST FLOOR05	FLAT	117.90	105.13	10	8
	BLOCK B FIRST FLOOR06	FLAT	116.34	103.45	10	•
	BLOCK B FIRST FLOOR07	FLAT	117.90	105.12	10	
	BLOCK B FIRST FLOOR08	FLAT	116.51	103.67	10	
	BLOCK B GROUND FLOOR 05	FLAT	81.14	73.16	7	
	BLOCK B GROUND FLOOR01	FLAT	120.02	107.83	10	
GROUND	BLOCK B GROUND FLOOR02	FLAT	120.01	107.84	10	
FLOOR PLAN	BLOCK B GROUND FLOOR03	FLAT	120.02	107.83	10	6
	BLOCK B GROUND FLOOR04	FLAT	120.01	107.82	10	
	BLOCK B GROUND FLOOR06	FLAT	84.29	74.67	7	
Total:	-	-	4440.34	3974.07	374	38

ADEA CTATEMENT (DDMD)	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/0041/19-20	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 205	
Nature of Sanction: Modify	City Survey No.: 25/1 & 25/2	
Location: Ring-III	Khata No. (As per Khata Extract): 205	5
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHOI NAGASANDRA VILLAGE, YESHAVA TALUK, BENGALURU	KKASANDRA VILLAGE, ANTHA PURA HOBLI, BANGALURU NORTH
Zone: Dasarahalli		
Ward: Ward-039		
Planning District: 303-Makali		
AREA DETAILS:		SQ.MT
AREA OF PLOT (Minimum)	(A)	4956.3
Deduction for NetPlot Area	•	•
Road Widening Area		548.9
Total		548.9
NET AREA OF PLOT	(A-Deductions)	4407.3
COVERAGE CHECK	•	
Permissible Coverage area	(50.00 %)	2203.6
Proposed Coverage Area (4	3.76 %)	1928.7
Achieved Net coverage area	a ( 43.76 % )	1928.7
Balance coverage area left (	(6.24 %)	274.9
FAR CHECK		
Permissible F.A.R. as per zo	oning regulation 2015 ( 1.75 )	8673.5
	I and II ( for amalgamated plot - )	0.0
Allowable TDR Area (60% o		0.0
Premium FAR for Plot within	•	0.0
Total Perm. FAR area ( 1.75		8673.5
Residential FAR (100.00%)	•	8672.3
Proposed FAR Area		8672.3
Achieved Net FAR Area ( 1.	75)	8672.3
Balance FAR Area ( 0.00 )	,	1.1
BUILT UP AREA CHECK		
Proposed BuiltUp Area		12179.4
Substructure Area Add in Bl	JA (Layout LvI)	15.0
	` ' '	10.0

Achieved BuiltUp Area

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
BLOCK B (RESIDENTIAL BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
BLOCK A (RESIDENTIAL BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

## Required Parking(Table 7a)

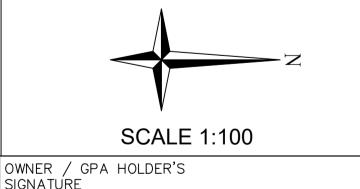
Block	Туре	SubUse	Area	Units		Car		
Name	Туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK B (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	38	-
BLOCK A (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	40	-
	Tatal.						70	00

### Total: | - | - | - | - | 78 | 90 Parking Check (Table 7b)

Vehicle Type	Re	eqd.	Achieved			
verlicie rype	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)		
Car	78	1072.50	90	1237.50		
Visitor's Car Parking	8	110.00	0	0.00		
Total Car	86	1182.50	90	1237.50		
TwoWheeler	-	110.00	0	0.00		
Other Parking	-	-	-	1756.43		

# FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area			Deduc	tions (Area	a in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		(Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair	(04.1111.)	
BLOCK B (RESIDENTIAL BUILDING)	1	5139.22	23.92	38.10	11.21	198.01	0.00	0.00	237.12	4630.86	0.00	4630.86	38
BLOCK A (RESIDENTIAL BUILDING)	1	7040.25	23.04	45.72	11.22	94.00	0.30	193.88	2630.57	4041.51	0.01	4041.52	40
Grand Total:	2	12179.47	46.96	83.82	22.43	292.01	0.30	193.88	2867.69	8672.37	0.01	8672.38	78.00



SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER A.S PARAMESH (OWNER) M/S SHADHAN ESTATES Rep By. A R MANJUNATHA BABU (GPA HOLDER) 152/9,153/9, THIRD FLOOR AUTO YOWERS, NO9, J C ROAD, BENGALURU

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO: 205, SY NO. 25/1 & 25/2, CHOKKASANDRA VILLAGE NAGASANDRA VILLAGE, YESHAVANTHA PURA HOBLI, WARD NO. 39 DASARAHALLI ZONE,BANGALURU NORTH TALUK, BENGALURU

DRAWING TITLE: SITE PLAN Note: Earlier Plan Sanction Vide L.P No<sub>0325/2012-13</sub> SHEET NO: 1 dated:27/02/2013 is deemed cancelled. The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:10/12/2019 vide lp number :BBMP/Addl.Dir/JD\_NORTH/0041/19=20\_\_\_\_\_ to terms and conditions laid down along with this modified building plan Validity of this approval is two Newars From NHE State of issue
Designation: Joint Director Town Planning (JDTP)
Organization: BRUHAT BANGALORE MAHANAGA QR CODE NORTH

UserDefinedMetric (1250.00 x 900.00MM)