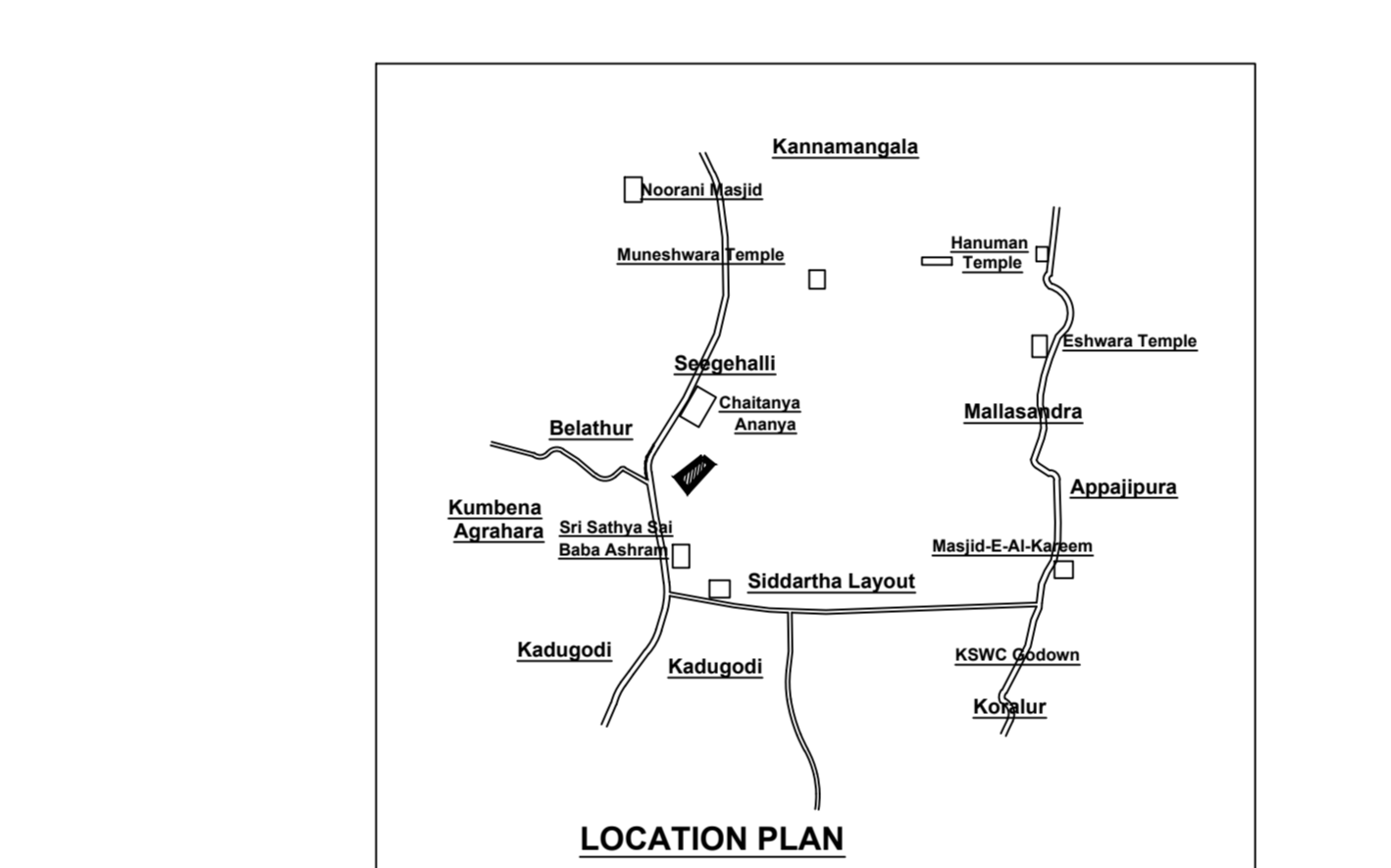
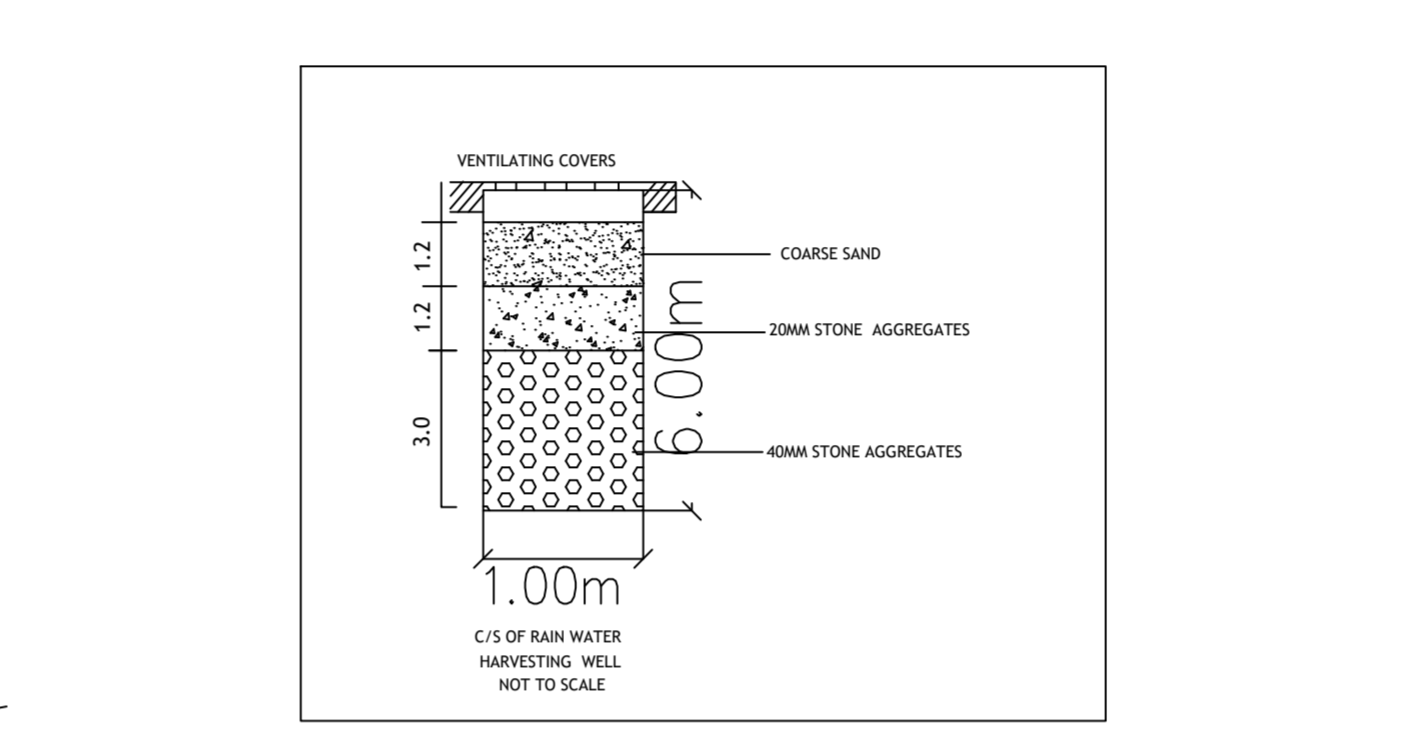


**UnitBUA Table for Block -A (RESIDENTIAL APARTMENT BUILDING)**

FLOOR	Name	UnitBUA Type	UnitBUA Area (Sq.mt)	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	10	FLAT	40.93	37.91	5	5
	11	FLAT	42.01	38.65	4	4
	12	FLAT	42.45	38.27	4	4
	13	FLAT	53.18	48.81	6	6
	14	FLAT	53.18	48.81	6	6
	15	FLAT	42.75	39.42	5	5
	16	FLAT	48.13	44.21	5	5
	17	FLAT	53.18	48.81	6	6
	18	FLAT	53.18	48.81	6	6
	2	FLAT	46.57	42.96	6	6
	3	FLAT	66.36	62.18	8	8
	4	FLAT	66.31	62.18	8	8
	5	FLAT	62.78	58.68	7	7
	6	FLAT	49.98	45.18	6	6
	7	FLAT	47.89	44.24	6	6
	8	FLAT	69.23	64.46	7	7
	9	FLAT	54.26	50.69	7	7
	19 20 21 22	FLAT	61.06	56.22	5	5
	23 24 25 26	FLAT	49.00	45.40	6	6
	27 28 29 30	FLAT	68.72	64.60	8	8
	31 32 33 34	FLAT	68.73	64.60	8	8
	35 36 37 38	FLAT	67.62	63.78	9	9
	39 40 41 42	FLAT	62.15	58.68	6	6
	43 44 45 46	FLAT	51.85	48.16	6	6
	47 48 49 50	FLAT	57.53	53.78	7	7
	51 52 53 54	FLAT	57.56	53.99	7	7
	55 56 57 58	FLAT	44.23	41.21	5	5
	59 60 61 62	FLAT	43.66	40.38	4	4
	63 64 65 66	FLAT	42.15	41.57	4	4
	67 68 69 70	FLAT	53.18	48.81	6	6
	71 72 73 74	FLAT	53.18	48.81	6	6
	75 76 77 78	FLAT	53.18	48.81	6	6
	79 80 81 82	FLAT	53.18	48.81	6	6
	83 84 85 86	FLAT	42.75	39.42	5	5
	87 88 89 90	FLAT	48.13	44.37	5	5
Total			509.21	467.13	545	90



- BBMP/Addl.Dir/JD North/LP/0035/2019-20**  
This Plan Sanction is issued subject to the following conditions
- Sanction is accorded for the Proposed Residential Apartment Building at Katha No. 1134, Sy No. 84, Bellathuru Village, Hoodi Subdivision, Ward No. 84, Mahalingapur Zone, Bengaluru
  - Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
  - Basement Floor and Surface area is reserved for car parking shall not be converted for any other purpose.
  - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
  - Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
  - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
  - The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
  - The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
  - The applicant / builder is prohibited from setting the footpath / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
  - The applicant shall provide a space for locating the distribution transformers & associated equipment as per I.E.R.C (E&D) code leaving 3.00 mts. from the building within the premises.
  - The applicant shall provide a separate room preferably 4.50 x 3.05 m in the ground floor for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
  - 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.
  - Permission shall be obtained from forest department for cutting trees before the commencement of the work.
  - 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.
  - If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed to the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
  - 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. 30) under sub section IV (e) to (h).
  - The building shall be constructed under the supervision of a registered structural engineer.
  - On completion of foundation or footings before erection of walls on the foundation and in the case of column structures before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained.
  - 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.
  - The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
  - Drinking water supplied by BWSSB should not be used for the construction activity of the building.
  - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition for storage of rain for non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in 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.
  - The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
  - Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2002 shall be ensured.
  - 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.
  - 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.

**Block -A (RESIDENTIAL APARTMENT BUILDING)**

Floor Name	Gross Builtup Area (Sq.mt)	Deductions From Gross BUA/Area (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)	Tenmt (No.)	
				StarCase	Lift	Lift Machine	OTS	Void	Ramp	Parking					Res.
Terrace Floor	46.94	0.00	46.94	41.53	0.00	5.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor	1388.34	181.73	1206.61	0.00	5.41	0.00	0.00	18.89	0.00	0.00	1182.31	0.00	1182.31	18	18
Third Floor	1388.34	181.73	1206.61	0.00	5.41	0.00	0.00	18.89	0.00	0.00	1182.31	0.00	1182.31	18	18
Second Floor	1388.34	181.73	1206.61	0.00	5.41	0.00	0.00	18.89	0.00	0.00	1182.31	0.00	1182.31	18	18
First Floor	1388.34	181.73	1206.61	0.00	5.41	0.00	0.00	18.89	0.00	0.00	1182.31	0.00	1182.31	18	18
Ground Floor	1339.66	62.62	1277.04	0.00	5.41	0.00	111.69	17.08	0.00	0.00	1142.86	0.00	1142.86	18	18
Basement Floor	2105.96	0.00	2105.96	0.00	2.70	0.00	0.00	117.03	1971.95	0.00	14.28	0.00	14.28	0.00	0.00
Total	9045.92	789.54	8256.38	41.53	29.75	5.41	111.69	92.64	117.03	1971.95	5872.10	14.28	5886.38	90	90

**SCHEDULE OF JOINEERY:**

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
	D2	0.75	2.10	
			1.00	90

**SCHEDULE OF JOINEERY:**

A (RESIDENTIAL APARTMENT BUILDING)	NAME	LENGTH	HEIGHT	NOS
	W5	1.00	1.20	
	W3	1.20	1.20	04
	W3	1.26	1.20	02
	W1	1.50	1.20	66
	W	1.80	1.20	350

**Balcony Calculations Table**

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	1.10 X 2.20 X 7 X 4	67.76	153.56
	1.10 X 2.00 X 3 X 4	26.40	
	1.10 X 1.50 X 9 X 4	59.40	
Total			153.56

- III. NOC Details**
- | Sl No. | Name of the Statutory Department | Reference No. & Date   | Conditions Imposed   |
|--------|----------------------------------|--|--|
| 1      | KSPCB                            | CPE-Fresh-83245, Dated: 11-07-2019   |  |
| 2      | BWSSB                            | Condition imposed to submit the same at the time of issue of OC as per Commissioner's direction recorded in LP file No. 3732015-16, since the village in question is included in jurisdiction of proposed Water Supply and UGD Works for 110 villages. | All the conditions imposed in the letter issued by the Statutory Body should be adhered to |
- IV. The Applicant has paid the fees of Rs. 23,57,000/- vide Transaction No. 109912001568 Date: 23-07-2020 for the following:-**
- License Fees : 7,44,424-00
  - Scoutry fees : 37,221-00
  - Retention Fees : 4,39,210-00
  - Retention Charges : 18,229-00
  - For Building : 18,229-00
  - For Site : 18,229-00
  - Security Deposit : 8,27,138-00
  - Compound Wall : 1,39,000-00
  - Lake Improvement Charges : 1,04,000-00
  - 1% Service Charge on Labour Cess : 14,186-00
  - Total Rs. : 50,157-00
  - Already paid vide Receipt No. BBMP/10141/CH/19-20, Dated: 17-07-2019 : 14,186-00
  - Total Rs. : 23,56,457-00
  - Say Rs. : 23,57,000-00
- V. The Applicant has paid the Labour Cess fees of Rs. 14,05,000/- vide Transaction No. BKIDR5202070600948759, Date: 05-08-2020.**

- VI. The Applicant has paid the fees of Rs. 23,57,000/- vide Transaction No. 109912001568 Date: 23-07-2020 for the following:-**
1. License Fees : 7,44,424-00
  2. Scoutry fees : 37,221-00
  3. Retention Fees : 4,39,210-00
  4. Retention Charges : 18,229-00
  5. For Building : 18,229-00
  6. For Site : 18,229-00
  7. Security Deposit : 8,27,138-00
  8. Compound Wall : 1,39,000-00
  9. Lake Improvement Charges : 1,04,000-00
  10. 1% Service Charge on Labour Cess : 14,186-00
  11. Total Rs. : 50,157-00
  12. Already paid vide Receipt No. BBMP/10141/CH/19-20, Dated: 17-07-2019 : 14,186-00
  13. Total Rs. : 23,56,457-00
  14. Say Rs. : 23,57,000-00
- VII. The Applicant has paid the Labour Cess fees of Rs. 14,05,000/- vide Transaction No. BKIDR5202070600948759, Date: 05-08-2020.**
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 300 kg capacity installed at site for its reuse / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
31. The structures with stairs 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 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 materially and structurally deviate the construction from the sanctioned plan, without previous 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, Sanctioning 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 license. 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 Occupancy Certificate.
38. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

- II. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosangadi Hoopale) Letter No. L0954/E/23, 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.
  - 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.
  - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
  - 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:**
- 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 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 status cancelled automatically and legal action will be initiated.

**AREA STATEMENT (BBMP)**

Project Details	Version No. 1.0.11
Project Name	BBMP/10141/CH/19-20
Project Location	BBMP/10141/CH/19-20
Project Type	Residential
Project Subtype	Flat Subtype: Apartment
Project Code	BBMP/10141/CH/19-20
Project Status	Approved
Project Date	11/07/2019
Project Area	90.00 Sq.mt
Project Volume	1142.86 Cu.mt
Project Height	14.28 Mts
Project Density	1.23
Project FSI	1.23
Project FAR	1142.86
Project FAR Area	1142.86
Project FAR Area (Sq.mt)	1142.86
Project FAR Area (Sq.ft)	12377.04
Project FAR Area (Acre)	0.284
Project FAR Area (Hectare)	0.0284
Project FAR Area (Gaj)	12377.04
Project FAR Area (Bigha)	0.284
Project FAR Area (Katha)	12377.04
Project FAR Area (Mussaka)	12377.04
Project FAR Area (Satakaj)	12377.04
Project FAR Area (Gaj)	12377.04
Project FAR Area (Bigha)	0.284
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