

BBMP/Addl.Dir/JD North/LP/0096/2019-20

- This Plan Sanction is issued subject to the following conditions 1. Sanction is accorded for the Property Katha No. 57/67, Kadugodi Industrial Area, Ward No. 83, Whitefield
- Subdivision, Mahadevapura Zone, Bengaluru a) Tower - A and B Consisting of 4BF+GF+14UF (Fourteen Uppers Floors) only. b) Tower - C Consisting of 4BF+GF+2UF (Two Uppers Floors) only.
- 2. Sanction is accorded for Commercial (IT / BT) use only. The use of the building shall not be deviated to any other use. 3. Four Basement Floor 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 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 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. 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 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

22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.

25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

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.

- 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.
- 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 Sl. 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
- waste and should be processed in the Recycling processing unit. 400 k.g capacity includes at 5.00.

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

 Total Car 2109 28998.75 3116 42844.86

 TwoWheeler 2915.00 0 0.00 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. The Owner / Association of highrise building shall obtain clearance certificate from Fire Force 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
- 35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipments installed are in good and workable condition, and an affidavit
- to that effect shall be submitted to the Corporation and Fire Force Department every year. 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
- 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

issued that once in Two years.

- made to the corporation as per bye law no. 3.8 note (i) of Building Bye Law 2003. 39. If the owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
- 40. 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.
- 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 Construction or reconstruction of building shall be commenced within a period of two (2) years from date

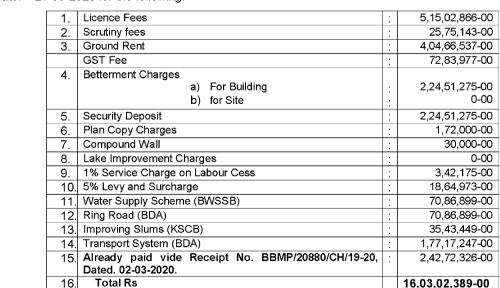
- 42. The Owner / Developer should submit NOC from SEIAA and KSPCB in accordance with the plan sanction proposals before the issue of Commencement Certificate. 43. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid
- waste management bye-law 2016. 44. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as
- per solid waste management bye-law 2016. 45. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

46. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 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. 47. 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.,
- 48. 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 (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
- 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" 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

establishment and workers working at construction site or work place.

- 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 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 V. The Applicant has paid the fees of Rs. 16,03,03,000/- vide Transaction No. 11157829513 Date. 21-09-2020 for the following:-



V. The Applicant has paid the Labour Cess fees of Rs. 3,38,76,000/- vide Transaction No. UTIBR52020091000350474, Receipt No. HO/8675/2020, Date. 10-09-2020.

The Plan are Approved in accordance with the acceptance for approval by the Commissioner BBMP On Date:07/09/2020 vide Lp Number :BBMP/ADDL.DIR/JD NORTH/LP/0096/2019-20 subject to terms and condition laid down along with this building 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 PALIKE Date : 23-Sep-2020 20: 57:50

16,03,03,000-00

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.13	
	VERSION DATE: 26/06/2020	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Commercial	
Inward_No: BBMP/Addl.Dir/JDNORTH/0096/19-20	Plot SubUse: Commercial Bldg	
Application Type: General	Land Use Zone: Commercial (Mut	,
Proposal Type: Building Permission	Plot/Sub Plot No.: 27(P),30(P),31(, , , , ,
Nature of Sanction: NEW	City Survey No.: 27(P),30(P),31(P	
Location: RING-III	Khata No. (As per Khata Extract):	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Pt hobli,bangalore	tandur agrahara village,kr puram
Zone: Mahadevapura		
Ward: Ward-083		
Planning District: 313-K.R. Puram		
AREA DETAILS:	•	SQ.M
AREA OF PLOT (Minimum)	(A)	45527
Deduction for NetPlot Area		-
Road Widening Area		3830
Total		3830
NET AREA OF PLOT	(A-Deductions)	41696
Deduction for Balance Plot Area	(1.000
Road Widening Area		3830
Park And OpenSpace Area		4553
Total		8384.
BALANCE AREA OF PLOT	(A-Deductions)	37143.
COVERAGE CHECK	(**************************************	01140.
Permissible Coverage area (4	5.00 %)	16714.
Proposed Coverage Area (33.	•	12599
Achieved Net coverage area (12599
Balance coverage area left (1	,	4114
FAR CHECK		4114.
Permissible F.A.R. as per zon	ing regulation 2015 (3 00)	136581.
	and II (for amalgamated plot -)	0
Allowable TDR Area (60% of	. ,	0.
Premium FAR for Plot within I		0.
Total Perm. FAR area (3.00)		136581
Commercial FAR (100.00%)		105447
Proposed FAR Area		
Achieved Net FAR Area (2.32) \	105447.
Balance FAR Area (0.68)	2)	105447.
BUILT UP AREA CHECK		31133.
Proposed BuiltUp Area		004407
·	\(\langle \text{Discrete} \text{Lid}\)	224497
Substructure Area Add in BUA	(Layout LVI)	15.
Achieved BuiltUp Area		224512.

ck USE/SUBUSE Details								
ck Name	Block Use	Block SubUse	Block Structure	Block Land Use Category				
(BLOCK A)	Commercial	Commercial Bldg	Highrise	C3				
(BLOCK B)	Commercial	Commercial Bldg	Highrise	C3				
(DLOCK C.)		Commorcial Dida	Dida unto 15 0 mt Lit	00				

LOCK B)	Commercial	Commercial Bldg	Highrise				
OCK C)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.				
red Parking(Table 7a)							

	Туре	SubUse	Area (Sq.mt.)	Ur	nits			
				Reqd.	Prop.	Reqd./Unit		
OCK	Commercial	Commercial Bldg	> 0	50	45852.43	1		
CK		Commoraial						

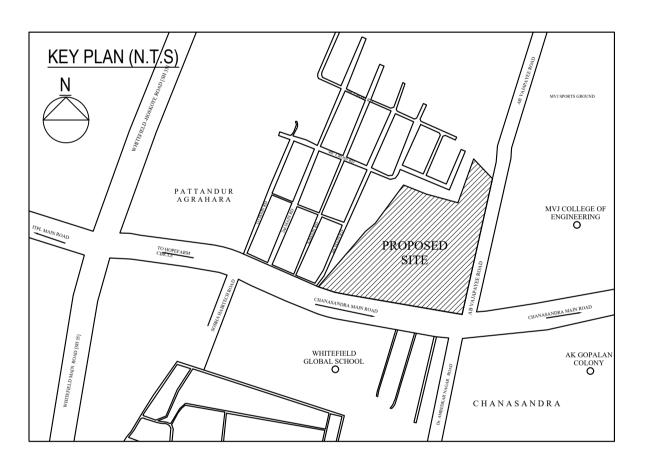
LOCK	Commercial	Commercial Bldg	> 0	50	42000.55	1	840	-
LOCK	Commercial	Commercial Bldg	> 0	50	17594.79	1	352	,
	Total :		-	-	-	-	2109	3116
ng Check (Table 7b)								
le Type	Type Re		qd.		Achieved			
No.		No. Area (Sq.mt.)		.mt.)	No.	Are	ea (Sq.mt.)	7

ovvne	eier	-	2915.00 0		0.00					
ner Pa	rking	-		-		-		70441.55		
tal			31913.75		11328	6.41				
R &Te	enement D	etails			·					
ck	No. of Up A		Deductions (Area in Sq.mt.)				Proposed FAR Area Total F (Sq.mt.) Area			
	Odine blug	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	(Sq.mt.)
OCK	1	157707.67	3049.69	2038.30	7.50	3032.31	3498.53	100228.92	45852.43	45852.4

47054.12 957.79 1000.50 7.50 3087.75 0.00 0.00 42000.55 42000.58

19735.96 | 674.94 | 527.81 | 5.99 | 932.42 | 0.00 | 0.00 | 17594.79 | 17594.80

3 | 224497.75 | 4682.42 | 3566.61 | 20.99 | 7052.48 | 3498.53 | 100228.92 | 105447.77 | 105447.82



SI No.	Name of the Statutory Reference No. & Date Department		Conditions Imposed	
1	Fire Force Department:	KSFES/GBC(1)/057, KSFES/ NOC/052/2019, Dated. 18-10-2019		
2	Airport Authority of India	BANG/SOUTH/B/022119/373748, Dated. 03-04- 2019	A II 41	
3	BESCOM	SE(Ele)/BEC-385/EE(O)/AEE/NOC/18-19/6203-05, Dated. 27-03-2019	All the conditions imposed in the letter	
4	BSNL	DE/SAN/BG/NOC/HRB(S-11)/VOL I/90, Dated. 26-02-2019	issued by the Statutory Body should	
5	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-IV/DCE(M)-II/TA(M)- III/4681/2019-20, Dated. 28-11-2019	be adhered to	
6	SEIAA	The Owner / Developer should submit NOC before	1	

		Dates. 10 10 2010	
2	Airport Authority of India	BANG/SOUTH/B/022119/373748, Dated. 03-04-	
		2019	All the endition
3	BESCOM	SE(Ele)/BEC-385/EE(O)/AEE/NOC/18-19/6203-05,	All the condition
		Dated. 27-03-2019	imposed in the le
4	BSNL	DE/SAN/BG/NOC/HRB(S-11)/VOL I/90, Dated.	issued by the Statutory Body sh
		26-02-2019	be adhered to
5	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-IV/DCE(M)-II/TA(M)-	be adhered to
		III/4681/2019-20, Dated. 28-11-2019	
6	SEIAA	The Owner / Developer should submit NOC before	
7	KSPCB	the issue of Commencement Certificate.	
\bigcirc W	NER / GPA	HOLDER'S	
	,		
\leq IC	NATHRE		

SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER AKME RHINE RIVER PROJECT PRIVATE LIMITED Managing Director

S SREEDHAR #no,22,23,24,huda techno ,adj.T.C.S ,OPP,CYBER PEARL, HI-TECH CITY, MADHAPUR, HYDERBAD

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Vidya NS /A-2817/2017-18 #4,Next To Lakshmi Medical,

Nagashettihalli Bus Stop,

Nagashettihalli,Bangalore PROJECT TITLE: PROPOSED COMMERCIAL /IT/BT BUILDING AT BBMP Katha No. 57/67, SURVEY NO: 27(P), 30(P), 31(P), 35(P) AND 36(P) PATTANDUR AGRAHARA VILLAGE, Kadugodi Industrial Area, Ward

This is system generated report and does not require any signature.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data. 3rd party end of the control of the contro

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DRAWING TITLE : SITE PLAN

No. 83, Whitefield BANGALORE

NORTH SHEET NO:

SCALE 1:500