

UserDefinedMetric (1500.00 x 900.00MM)

LOCATION MAP 20th MAIN ROAD (60 FEET) TO BELLARY ROAD TO SAHAKAR NAGAR PARK

BBMP/Addl.Dir/JD North/LP/0053/2019-20

- This Plan Sanction is issued subject to the following conditions 1. Sanction is accorded for the Property Katha No. 224/108/42/10/49/2, Byatarayanapura
- Village, Kodigehalli Subdivision, Ward No. 07, Yelahanka Zone, Bengaluru. a) Consisting of BF+GF+8UF (Eight Uppers Floors) only. 2. Sanction is accorded for **Residential use** only. The use of the building shall not be deviated
- 3. Basement Floor and Surface area 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.
- 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

Necessary ducts for running telephone cables, cubicles at ground level for postal services &

- 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 11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for
- 12. The applicant shall maintain during construction such barricading as considered necessary 29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity to prevent dust, debris & other materials endangering the safety of people / structures etc.
- 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 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
- 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).
- 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 once in Two years. 35. The Owner / Association of highrise building shall get the building inspected by empanelled
- 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

agencies of the Fire Force Department to ensure that the equipments installed are in

- 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 -
- 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
- 41. 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. 42. The Owner / Developer should submit NOC from BWSSB 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
- 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

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.

Number of Same Blocks

Block : A (RESIDENTIAL APARTMENT)

Deductions
Block RESIDENTIAL APARTMENT

- 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 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
- 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. installation of telecom equipment and also to make provisions for telecom services as per 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.
 - 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
 - organic and inorganic waste and should be processed in the Recycling processing unit 400 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 erecting safe barricades.
 - construction activities of built up area more than 2000 Sq.mtrs.,
 - 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 Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction
 - 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
 - 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.
 - 4. Obtaining NOC from the Labour Department before commencing the construction work is a
 - 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

III. NOC Details

V. The Applicant has paid the fees of Rs. 36.91.000/- vide Transaction No. 11034840169 Date.

		Say Rs.		36,91,0000-00
	10.	Total Rs		36,89,440-00
		Dated. 18-10-2019.		
(9.	Already paid vide Receipt No. BBMP/23189/CH/19-20,	:	61,629-00
8	8.	1% Service Charge on Labour Cess	:	21,524-00
7	7.	Lake Improvement Charges	:	1,02,360-00
(6.	Compound Wall	:	1,29,000-00
Į.	5.	Security Deposit	:	13,68,709-00
		b) for Site	1	81,888-00
		a) For Building	:	27,374-00
4	4.	Betterment Charges		
3	3.	Ground Rent	1	7,26,784-00
2	2.	Scrutiny fees	:	61,592-00
	1.	Licence Fees	1	12,31,838-00

V. The Applicant has paid the Labour Cess fees of Rs. 21,31,000/- vide Transaction No.

754.44	13676.36	73.85	157.40	23.35	510.88	131.2	4 347.73	3227.62	9204.29	920)4.29	
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28.55 | 2441.48 | 0.00 | 15.74 | 0.00 | 0.00 |

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-	A (RESIDENTIAL APARTMENT)	DW	1.53	2.10	65
<u>.</u>	A (RESIDENTIAL APARTMENT)	DW	1.67	2.10	08
; /	A (RESIDENTIAL APARTMENT)	DW1	2.44	2.10	08
	SCHEDULE OF	JOINERY:			
1	BLOCK NAME	NAME	LENGTH	HEIGHT	NOS

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Wd 1.14 1.20

W11 1.15 1.50

W17 1.16 1.50

W29 1.31 1.20

W7 1.33 1.50

W20 1.37 1.50

W19 1.42 1.50

W28 1.54 1.50

W 1.52 1.50 58

Wc 1.57 1.50 08

W5 1.60 1.50 08

W1 1.68 1.50 34

W12 1.73 1.50 08

W9 1.78 1.50 08

W16 2.13 1.50 08

W13 2.14 1.50 08

W4 1.83 1.50

Wa 1.86 1.20

W3 1.90 1.50

W14 1.98 1.50

W10 2.90 1.50

1.12 1.50

W15 1.19 1.50 08

W6 1.22 1.50 24

Wc 1.24 1.50 08

1.50

W25 0.96 1.20 08 W23 0.97 1.20 08 W23 1.02 1.20 08 W8 1.04 1.50 W30 1.05 1.20 1.20

30. Garbage originating from Apartments / Commercial buildings shall be segregated into

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. .

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

48. In case of any false information, misrepresentation of facts, or pending court cases, the plan

- workers Welfare Board" should be strictly adhered 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
- List of children of 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
- BBMP will not be responsible for any dispute that may arise in respect of property in

SI No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department:	KSFES/GBC(1)/244, Docket No. KSFES/ NOC/ 220/ 2019, dated: 04-10-2019	
2	Airport Authority of India	BIAL/SOUTH/B/082619/424641, dated: 25-10-2019	All the conditions imposed in the letter
3	BSNL	DGM(CM)/BGTD/NOC for High rise/2019-20/77, dated: 26-08-2019	issued by the Statutory Body should
4	BWSSB	The Owner / Developer should submit NOC before the issue of Commencement Certificate.	be adhered to
5	KSPCB	CTE-315855, PCB ID. 82239, Date. 18-11-2019	

1.	Licence Fees	:	12,31,838-00
2.	Scrutiny fees	:	61,592-00
3.	Ground Rent	:	7,26,784-00
4.	Betterment Charges		
	a) For Building	l : l	27,374-00
	b) for Site	:	81,888-00
5.	Security Deposit	:	13,68,709-00
6.	Compound Wall	:	1,29,000-00
7.	Lake Improvement Charges	:	1,02,360-00
8.	1% Service Charge on Labour Cess	:	21,524-00
9.	Already paid vide Receipt No. BBMP/23189/CH/19-20, Dated. 18-10-2019.	:	61,629-00
10.	Total Rs		36,89,440-00
	Say Rs.		36,91,0000-00

IDFCBR52020082900301127, Date. 31-08-2020.

			(Sq.mt.)	(Sq.mt.)	(No.)	Application Type:	General		Land Us	se Zone: F	Residential (Ma	in)													1/	
				(Sq.III.)		Proposal Type: Bi	uilding Permis	sion	Plot/Sub	Plot No.:	: 224/108/42/1	0/49/2									J	Sca	le - 1:1	25	V	
		I		1		Nature of Sanction	n: New			vey No.: 4] L		1.1		<u>'</u>	_
ıbstructure	Ramp	Parking	Resi.			Location: Ring-II			Khata N	lo. (As per	r Khata Extract): 224/108/42/	10/49/2								_					
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						Zone: Yelahanka																				
0.59	0.00	0.00	1137.12	1137.12	11	Ward: Ward-007																				
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131.24	347.73	3227.62	9204.29	9204.29	89	ABUTTING RO	AD																			
101.21	047.70	0227.02	0201.20	0201.20	00	PROPOSED W		AGE AREA)																		
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						Block USE/SUE	BUSE Deta	ils																		
						Block Name	Block	Use	Block SubU	se	Block Structu		ck Land Use													
131.24	347.73	3227.62	9204.29	9204.29	89		+			-+		Cal	egory	\dashv												
						M S (KEYWEST)	Comm	ercial	Business Off	fice B	ldg upto 15.0 n	nt. Ht.	C2													
						Required Parkin	ng(Table 7	a)							_											
Ξ	LENGT	Н	HEIGHT		NOS	Block Name	Туре	SubUse	Area (Sq.mt.)	Reqd.	Units Prop.	Reqd./Unit	Car Reqd.	Prop.												
	0.76		2.10		194	A (RESIDENTIAL APARTMENT)	Commercial	Business Office	> 0	0	3423.52	0	0.00 89	- 73												
	0.90		2.10		268	Parking Check	Total : (Table 7b)		-	-	-	-	89	98												
	1.00		2.10		89	Vehicle Type	<u> </u>	Req	d. Area (Sq.r	mt.)	No.	Achieved Are	a (Sq.mt.)	7												
	1.53		2.10		65	Car Two Stack.Car		9	1223.75 123.75	5	98 26	1	347.50 357.50	1												
	1.67		2.10		08	Total Car TwoWheeler Other Parking		98	1347.50 123.75		98 0		0.00 046.17	-												
	2 11		2 10		08	Total		-	- 14	71.25	-		3393.67	Ⅎ												

UnitBUA Table for Block :A (RESIDENTIAL APARTMENT)

FLOOD	Nama	UnitBUA Type	LimitDLIA Arra	Cornet Area	No. of Doors	No. of Tonomicut
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND FLOOR UNIT 1	FLAT	107.33	95.61	8	1
	TYPICAL FLOOR UNIT 1	FLAT	123.27	112.30	9	
	TYPICAL FLOOR UNIT 10	FLAT	77.80	69.07	6	
	TYPICAL FLOOR UNIT 11	FLAT	107.53	96.95	9	
	TYPICAL FLOOR UNIT 2	FLAT	98.22	87.15	7	
	TYPICAL FLOOR UNIT 3	FLAT	71.94	62.58	7	
TYPICAL - 1, 2, 3, 4, 5, 6, 7& 8 FLOOR PLAN	TYPICAL FLOOR UNIT 4	FLAT	69.06	61.12	8	88
	TYPICAL FLOOR UNIT 5	FLAT	72.28	63.09	7	
	TYPICAL FLOOR UNIT 6	FLAT	85.28	74.92	10	
	TYPICAL FLOOR UNIT 7	FLAT	104.20	93.49	8	
	TYPICAL FLOOR UNIT 8	FLAT	71.77	64.56	6	
	TYPICAL FLOOR UNIT 9	FLAT	77.66	69.36	6	
Total:	-	-	7779.49	6932.27	672	89

-,							
Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Rem
1	BBMP/23189/CH/19-20	BBMP/23189/CH/19-20	61629	Online	9228292801	10/18/2019 5:44:00 PM	-
	No.		Head	Amount (INR)	Remark		
	1	Sc	crutiny Fee	61629	-		

OWNER / GPA HOLDER'S

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: N. ADIRAMU S/O NARAYANASWAMAPPA (KATHA HOLDER) AND Mr. MAHESH G (GPA HOLDER) Govianu Grace Garden B5, Benson Road, Benson town post office, Benson town , Bengaluru North

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

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING ON PLOT NO: 224/108/42/10/49/2 . KATHA NO: 224/108/42/10/49/2. SY.NO.49/2. BYATARAYANAPURA VILLAGE, KODIGEHALLI SUB-DIVISION, WARD NO. 7, YELAHANKA ZONE, BENGALURU NORTH, BENGALURU

DRAWING TITLE: SITE PLAN The plans are approved in accordance with the acceptance for approval by SHEET NO: 1 the Commissioner (North) on date: 13 / 08 / 2019 vide



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

lp number: ____BBMP/Addl.Dir/JD_NORTH/0053/19-20_____ subject to terms and conditions laid down along with this building plan approval.

QR CODE