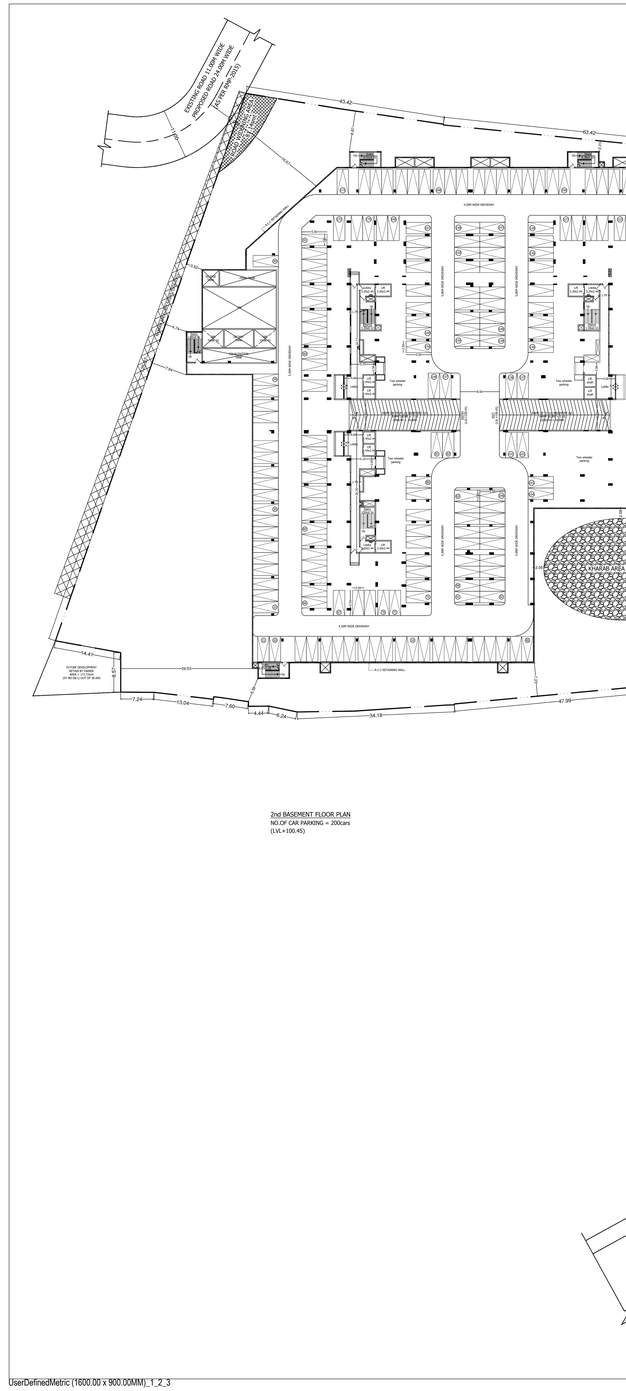

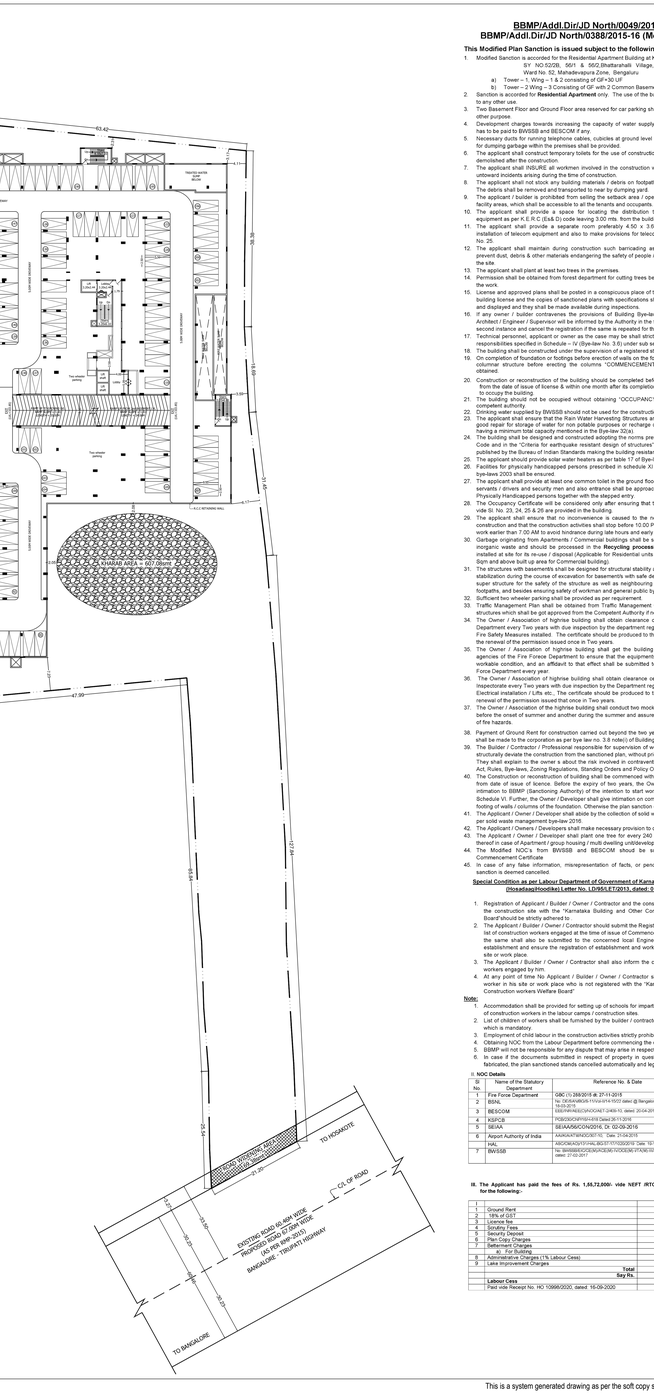

BBMP/Addl.Dir/JD North/0049/2019-20
BBMP/Addl.Dir/JD North/0388/2015-16 (Modified Plan)

This Modified Plan Sanction is issued subject to the following conditions

1. Additional Sanction is accorded for the Residential Apartment Building at Khata No. 163, SY NO.52/2B, 56/1 & 56/2,Bhattarahalli Village, K.R.Puram Sub-division, Ward No.- 52, Mahadevapura Zone, Bengaluru
   a) Tower – 1, Wing – 1 & 2 consisting of GF+30 UF
   b) Tower – 2 Wing – 3 Consisting of GF with 2 Common Basement Floors
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Ground 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 / unforeseen 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 (E&A D.) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room (preferably 4.50 x 3.05 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. 3.9) under sub section 10 (i) (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 authority.
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 (5) No. 23, 24, 25 & 29 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 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 basements 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. 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 agencies of the Fire Forace Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that affect 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 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(c) of Building Bye-law-2003.
39. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner a 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.
40. 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 (Jdandoning 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 Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43. 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.
44. The Modified NOC's from BWSSB and BESCOM should be submitted before issue of Commencement Certificate
45. 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 (Vasadapatrake) Letter No. LD89SLE72013, 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"

Note:

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 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 question.
6. In case if the documents submitted in respect of property in question is found to be false o fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

II. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC (1) 268/2015 dt. 27-11-2015	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BSNL	No. GE/KG/BBGS-1/13-U/1/1-15/22 dated @ Bangalore – 41, dated: 15-12-2015	
3	BESCOM	SEE(P)RR-KE(L)/JVK/CAT 2/449-10, dated: 20-04-2015	
4	KSPCB	PCB/SO/SO/F/F/01-6159 Dated:26.11.2015	
5	SEIAA	SEIAA/BBMP/CON/0216, Dt. 02-05-2016	
6	Airport Authority of India	AAI/KIA/TM/NOC/307/10, Date: 21-04-2015	
7	HAL	HAL/ADA/CFD/TP/HAL-BES/77/17/TD/320/10 Date: 16-12-2015	
8	BWSSB	No. BWSSB/CE/EE/EE(P)/CE(SE)/AE(TP)/AE(WS)/BBMP/ 17, Date: 27-03-2017	

III. The Applicant has paid the fees of Rs. 1,55,72,000/- vide NEFT /RTGS dated: 01-10-2020 for the following:-

1	Ground Rent	32,63,745-00
2	18% of GST	5,87,474-00
3	Licence fee	65,27,469-00
4	Scrutiny Fees	1,29,450-00
5	Security Deposit	42,32,000-00
6	Plan Copy Charges	3,20,000-00
7	Betterment Charges	
	a) For Building	86,750-00
8	Administrative Charges (1% Labour Cess)	67,117-00
9	Lake Improvement Charges	1,14,375-00
	Total	**1,54,72,300-00**
	Say Rs.	**1,55,72,000-00**
	Labour Cess	**66,45,000-00**

Paid vide Receipt No. HO 10998/2020, dated: 16-09-2020

AREA STATEMENT (BBMP)	VERSION NO: 1.0.11
	VERSION DATE: 31/1/2018
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD NORTH/0049/19-20	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 163 Sy No.52/2
Nature of Sanction: Modify	Khata No. (As per Khata Extract): 163
Location: Ring-III	Locality / Street of the property: Bhattarahalli village, Bidarahalli Hobli, Bangalore East Taluk
Building Line Specified as per Z.R. NA	
Zone: Mahadevapura	
Ward: Ward-52	
Planning District: 31-Horamavu	
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum) (A)	17563.00
Deduction for NetPlot Area	
Road Widening Area	190.41
Total	190.41
NET AREA OF PLOT (A-Deductions)	17372.59
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	8716.29
Proposed Coverage Area (20.01 %)	3144.33
Achieved Net coverage area (20.01 %)	3144.33
Balance coverage area left (29.99 %)	5571.96
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	57184.75
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (50% of Permi.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Permissible FAR	57184.75
Residential FAR (99.51%)	46575.37
Proposed FAR Area	46116.13
Achieved Net FAR Area (2.62)	46116.13
Balance FAR Area (0.63)	11028.63
BUILT UP AREA CHECK	
Proposed BuiltUp Area	72512.66
Substructure Area And in Ruh (Layout Lvl)	15.95
Achieved BuiltUp Area	72527.66

N

SCALE - 0.550

Color Notes

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
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Sub Use	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	30 - 225	1	-	1	356	
	Total						356	496

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	356	4895.00	496	9820.00
Visitor's Car Parking	36	495.00	0	0.00
Total Car	392	5390.00	496	9820.00
Motorbike/ Scooter	0	490.00	0	0.00
Other Parking	-	-	-	19362.96
Total	-	5885.00	-	29182.96

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in 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.)	Tnmt (No.)	Carpet Area after Min Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
A (RESIDENTIAL)	1	74128.49	1615.63	72512.66	70.10	1391.36	10.23	1478.58	173.70	1359.62	21902.96	46075.50	40.58	46116.08	356	1456.40
Grand Total:	1	74128.49	1615.63	72512.66	70.10	1391.36	10.23	1478.58	173.70	1359.62	21902.96	46075.50	40.58	46116.08	356.00	1456.40

Block :A (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in 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.)	Tnmt (No.)	Carpet Area after Min Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
Terrace Floor	111.94	0.00	111.94	70.10	31.61	10.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteth Floor	1648.64	49.84	1598.80	0.00	39.41	0.00	42.33	5.79	0.00	0.00	1511.27	0.00	1511.27	12	0.00	
Twelfth Floor	1524.33	49.84	1584.49	0.00	39.41	0.00	42.33	5.79	0.00	0.00	1496.96	0.00	1496.96	12	0.00	
Eleventh Floor	1648.64	49.84	1598.80	0.00	39.41	0.00	42.33	5.79	0.00	0.00	1511.27	0.00	1511.27	12	0.00	
Tenth Floor	1524.33	49.84	1584.49	0.00	39.41	0.00	42.33	5.79	0.00	0.00	1496.96	0.00	1496.96	12	0.00	
Twelfth Floor	1648.64	49.84	1598.80	0.00	39.41	0.00	42.33	5.79	0.00	0.00	1511.27	0.00	1511.27	12	0.00	
Twelf