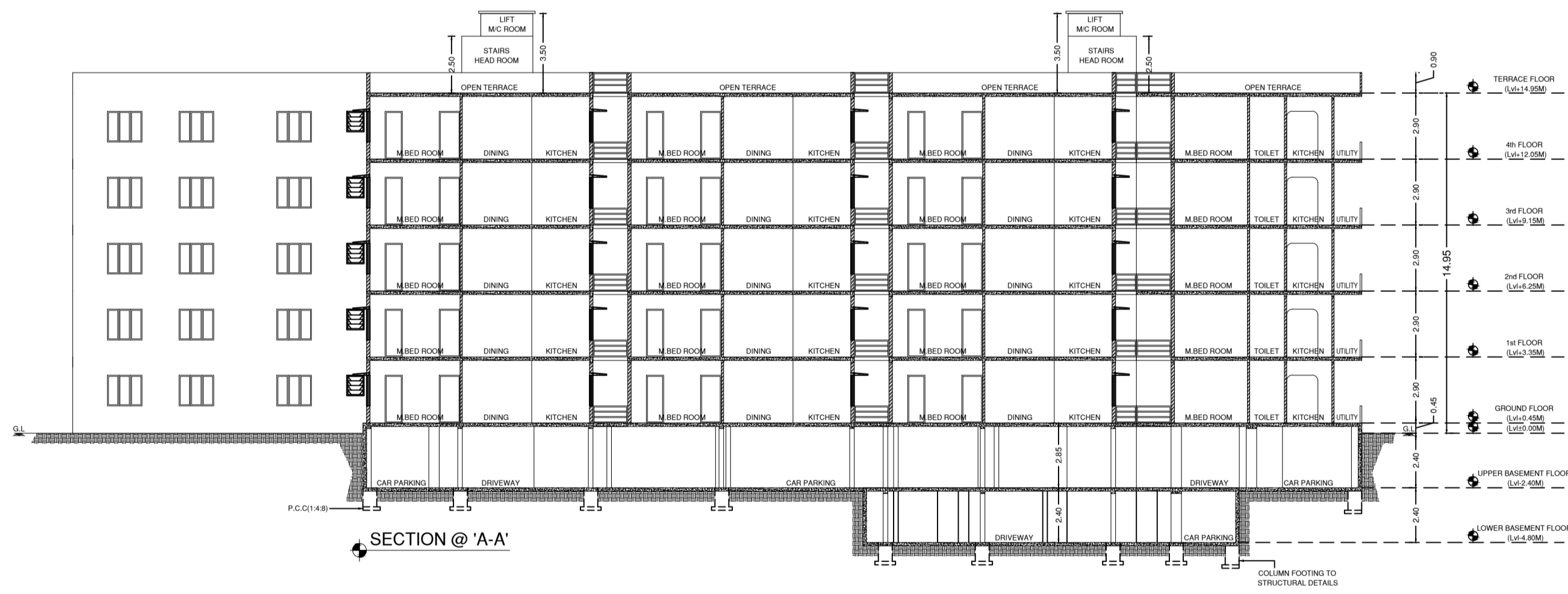


**FAR & Tenement Details**

| 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) | Total FAR Area (Sq.mt) | Tent (No) | Carpet Area other than Tenement |          |          |     |       |
|-----------------|------------------|-----------------------------|---|-----------------------------|----------------------------|---------------------------|------------------------|-----------|---------------------------------|----------|----------|-----|-------|
| A (RESIDENTIAL) | 1                | 19962.42                    | 102.79                                  | 19859.63                    | 44.45                      | 90.56                     | 1449.39                | 240.00    | 4876.62                         | 14127.65 | 14127.65 | 158 | 95.28 |
| Grand Total     | 1                | 19962.42                    | 102.79                                  | 19859.63                    | 44.45                      | 90.56                     | 1449.39                | 240.00    | 4876.62                         | 14127.65 | 14127.65 | 158 | 95.28 |

**Block A (RESIDENTIAL)**

| Floor Name    | Gross Built Up Area (Sq.mt) | Total Built Up Area (Sq.mt) | Deductions (Area in Sq.mt) |       |              |       |        |         |         | Proposed FAR Area (Sq.mt) | Total FAR Area (Sq.mt) | Tent (No) | Carpet Area other than Tenement |      |
|---------------|-----------------------------|-----------------------------|----------------------------|-------|--------------|-------|--------|---------|---------|---------------------------|------------------------|-----------|---------------------------------|------|
|               |                             |                             | StairCase                  | Lift  | Lift Machine | Void  | Ramp   | Parking | Resi.   |                           |                        |           |                                 |      |
| Terrace Floor | 58.94                       | 0.00                        | 58.94                      | 44.45 | 0.00         | 14.49 | 0.00   | 64.92   | 0.00    | 0.00                      | 0.00                   | 0.00      | 0.00                            | 0.00 |
| First Floor   | 2915.49                     | 7.29                        | 2908.20                    | 0.00  | 14.49        | 0.00  | 64.92  | 0.00    | 0.00    | 2828.79                   | 2828.79                | 32        | 0.00                            |      |
| Third Floor   | 2915.49                     | 7.29                        | 2908.20                    | 0.00  | 14.49        | 0.00  | 64.92  | 0.00    | 0.00    | 2828.79                   | 2828.79                | 32        | 0.00                            |      |
| Second Floor  | 2934.77                     | 7.29                        | 2927.48                    | 0.00  | 14.49        | 0.00  | 64.92  | 0.00    | 0.00    | 2848.07                   | 2848.07                | 32        | 0.00                            |      |
| First Floor   | 2915.49                     | 7.29                        | 2908.20                    | 0.00  | 14.49        | 0.00  | 64.92  | 0.00    | 0.00    | 2828.79                   | 2828.79                | 32        | 0.00                            |      |
| Ground Floor  | 2916.61                     | 7.29                        | 2909.32                    | 0.00  | 14.49        | 0.00  | 139.84 | 0.00    | 0.00    | 2754.99                   | 2754.99                | 30        | 74.92                           |      |
| Basement      | 3750.84                     | 53.11                       | 3697.73                    | 0.00  | 14.49        | 0.00  | 120.00 | 3479.80 | 30.33   | 30.33                     | 0.00                   | 15.81     |                                 |      |
| Basement      | 1554.79                     | 13.23                       | 1541.56                    | 0.00  | 3.62         | 0.00  | 120.00 | 1396.82 | 7.89    | 7.89                      | 0.00                   | 4.55      |                                 |      |
| Grand Total   | 19962.41                    | 102.79                      | 19859.62                   | 44.45 | 90.56        | 14.49 | 399.52 | 240.00  | 4876.62 | 14127.65                  | 14127.65               | 158       | 95.28                           |      |
| Total         | 19962.41                    | 102.79                      | 19859.62                   | 44.45 | 90.56        | 14.49 | 399.52 | 240.00  | 4876.62 | 14127.65                  | 14127.65               | 158       | 95.28                           |      |



**BBMP/Add/Dir/JD NORTH/0099/2019-20**  
**This Plan Sanctions issued subject to the following conditions**

**1. Conditions:**

- Sanction is accorded for the Proposed Residential Apartment Building With Club House at Khatha No. 62018/2006, Sy.No. 182 & 183, Seeghalli Village, K.R. Puram Hobli, Bangalore East Taluk, Ward No. 53.
  - Consisting of 28 F+GF+4UF (Four upper floors only).
- Sanction is accorded for Residential Use only. The use of the building shall not be deviated to any use.
- Basement Floor area reserved for 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 BWSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables 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 not stock any building materials/ debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
- The applicant/ builder is prohibited from selling the setback area/ open spaces and the common facility areas, which shall be accessible to the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C. (E & D) code leaving 3.00mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.30 x 3.00m in the basement 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 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.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV of Bye-law No. 3 (B) under sub-section 14 (a) to (d). 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 columnar structure before erection of 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 BWSB 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 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).
- 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. 18/ 1993-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- The applicant shall 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 2003 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 No. 23, 24, 25 & 26 are provided in the building.
- The applicant shall ensure that no inconvenience is caused to the neighbors 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 noise during late hours and early morning hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 2200 kg of required 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).
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
- Sufficient two wheeler parking shall be provided as per requirement.
- 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.
- 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) of Building Bye-law-2003.
- 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 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.
- Sufficient 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 V). Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / column of the foundation. Otherwise the plan sanction deemed cancelled.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

**Special Condition as per Labour Department of Government Karnataka vide ADDENDUM (Hosangadi Hoodie) 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 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 to be strictly adhered to.
- 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 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.
- 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 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       | KSPCB                            | CTE-318523 PCB ID: 98741 Dated: 22/08/2020 | All the conditions imposed in the letter issued by the Statutory Body should be adhered to. |

**III. FEES DETAILS**

The Applicant has paid the fees vide NEFT / RTGS Transaction No.11375812333  
 Receipt No. BBMP/13109/CH/20-21, Dated: 19-10-2020 for the following:-

- Security fees (50% payment as per order of the Hon'ble High Court vide W.P.No.9346/2020 (LB-BMP) dated: 26-08-2020 : 44,717.00
- License Fee (50% payment as per order of the Hon'ble High Court vide W.P.No.9346/2020 (LB-BMP) dated: 26-08-2020 : 6,94,245.00
- Ground Rent including 18% GST (High Court Stay vide W.P.No.9346/2020 (LB-BMP) dated: 26-08-2020 : Court Stay
- Settlement Charges
  - For Building : 3,97,487.00
  - for Site : 13,33,405.00
- Security Deposit (Rs. 25/Sqm payment as per order of the Hon'ble High Court vide W.P.No.9346/2020 (LB-BMP) dated: 26-08-2020 : 4,96,858.00
- Plan Copy Charges : 68,800.00
- Compound Wall Charges : 10,000.00
- Lake Improvement Charges : 2,92,231.00
- 1% Service Charge on Labour Cess : 32,233.00
- 10% Levy and Surcharge : 1,33,340.00

**TOTAL: 36,13,216.00**  
 Less: BBMP/47808/CH/2019-20 Dated: 19-10-2020 : 69,130.00 (-)  
**TOTAL (I): 35,24,086.00**  
 Say Rs: 35,25,000.00

**IV. Levy and Collection of Cess and surcharge as per Rule 37-C of KPA (Amendment) Rules 2019**  
 (As per sub clauses (i), (ii), (iii) and (iv) of sub section (1) of section 18-A of KPCT Act 1961):-

The Applicant has paid the fees vide NEFT / RTGS Receipt No. RE-6ms3N-TP/000175, Dated: 20-10-2020 for the following:-

- Water Supply Scheme (BWSBS) : 5,06,694.00
- Ring Road (BDA) : 5,06,694.00
- Improving the Slums (KSCB) : 2,53,347.00
- Mass Rapid Transport System (BDA) : 12,66,724.00

**TOTAL - (II): 25,33,469.00**  
**TOTAL - (I + II): 60,58,555.00**  
 Say Rs: 60,58,000.00

Labour Cess : High Court Stay vide W.P.No. 9346/2020 (LB-BMP) dated: 26-08-2020  
 Particulars of NEFT/RTGS Transaction with Reference ID: 412019425  
 Rs. 1,000/- Dated: 17/10/2020.

| AREA STATEMENT (BBMP)                                      | VERSION NO: 1.0.1.1   |
|--|---|
| PROJECT DETAIL:  | VERSION DATE: 01/11/2018  |
| Authority: BBMP  | Plot Use: Residential   |
| Inward No: BBMP/Add/Dir/JD/NORTH/0099/2019-20              | Plot Sub-Use: Apartment   |
| Proposed Type: Building Permission                         | Land Use Zone: Residential (Main)   |
| Nature of Sanction: New                                    | Proposed Plot No: 62018/2006  |
| Location: Ring-II  | City Survey No: 152   |
| Building Line Specified as per Z.R. NA                     | Khata No. (As per Khata Extract): 62018/2006                                      |
| Zone: Mahadevapura   | Locality / Street of the property: Seeghalli village, K.R. Puram Hobli, Bangalore |
| Ward: Ward-053   |   |
| Planning Dates: 31/3-K.R. Puram                            |   |
| AREA DETAILS:  | SQ.MT.  |
| AREA OF PLOT (Minimum)                                     | (A) 6881.24   |
| Deduction for NetPlot Area                                 |   |
| Road Widening Area   | 601.54  |
| Total  | 601.54  |
| NET AREA OF PLOT   | (A-Deductions) 7479.70  |
| COVERAGE CHECK:  |   |
| Permissible Coverage area (50.00%)                         | 3739.85   |
| Proposed Coverage Area (38.9%)                             | 2909.31   |
| Achieved Net coverage area (38.9%)                         | 2909.31   |
| Balance coverage area left (11.1%)                         | 830.54  |
| FAR CHECK:   |   |
| Permissible F.A.R. as per zoning regulation 2015 (1.75)    | 14142.16  |
| Additional FAR within Ring land I (for amalgamated plot -) | 0.00  |
| Allowable TDR Area (60% of Perm FAR)                       | 0.00  |
| Premium FAR for Plot within impact Zone (-)                | 0.00  |
| Total Perm. FAR area (1.75)                                | 14142.16  |
| Residential FAR (100.00%)                                  | 14127.64  |
| Proposed FAR Area  | 14127.64  |
| Achieved Net FAR Area (1.75)                               | 14127.64  |
| Balance FAR Area (0.00%)                                   | 14.52   |
| BUILD UP AREA CHECK:                                       |   |
| Proposed Build-Up Area                                     | 19859.62  |
| Substructure Area Add in BUA (Layout Lvl)                  | 15.00   |
| Achieved Build-Up Area                                     | 19874.63  |

**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 Sub-Use | Block Structure       | Block Land Use Category |
|-----------------|-------------|---------------|-----------------------|-------------------------|
| A (RESIDENTIAL) | Residential | Apartment     | Blg upto 15.0 mt. Ht. | R                       |

**Required Parking (Table 7a)**

| Block Name      | Type        | Sub-Use   | Area (Sq.mt) | Reqt. | Prop. | Reqt./Unit | Car | Prop. |
|-----------------|-------------|-----------|--------------|-------|-------|------------|-----|-------|
| A (RESIDENTIAL) | Residential | Apartment | 50-225       | 1     | -     | 1          | 158 | -     |
| Total:          | -           | -         | -            | -     | -     | -          | 158 | 174   |

**Parking (Table 7b)**

| Vehicle Type         | Reqt. |              | Achieved |              |
|----------------------|-------|--------------|----------|--------------|
|                      | No.   | Area (Sq.mt) | No.      | Area (Sq.mt) |
| Car                  | 158   | 2172.50      | 174      | 2392.50      |
| Visitors Car Parking | -     | 220.00       | 0        | 0.00         |
| Total Car            | 174   | 2392.50      | 174      | 2392.50      |
| TwoWheeler           | -     | 220.00       | 0        | 0.00         |
| Other Parking        | -     | -            | -        | 2487.10      |
| Total                | -     | -            | 2612.50  | 4879.60      |

**SCHEDULE OF JOINEY:**

| BLOCK NAME      | NAME | LENGTH | HEIGHT | NDS |
|-----------------|------|--------|--------|-----|
| A (RESIDENTIAL) | D0   | 0.75   | 2.10   | 640 |
| A (RESIDENTIAL) | D1   | 0.90   | 2.10   | 646 |
| A (RESIDENTIAL) | ED   | 1.10   | 2.10   | 159 |

**SCHEDULE OF JOINEY:**

| BLOCK NAME      | NAME | LENGTH | HEIGHT | NDS |
|-----------------|------|--------|--------|-----|
| A (RESIDENTIAL) | V    | 1.00   | 0.90   | 321 |
| A (RESIDENTIAL) | W1   | 1.22   | 1.90   | 268 |
| A (RESIDENTIAL) | W2   | 1.52   | 1.90   | 872 |

**OWNER / G.P.A. HOLDER'S SIGNATURE**  
 OWNER'S ADDRESS: WITH ID NUMBER & CONTACT NUMBER :  
 G. Koteswara Reddy & N Rajgopal Reddy (Prop. by its Managing Partners)  
 Ms. One Address Developers (GPA Holder for)  
 D.C. Marudhara, Venka V. D.C.Chenker & Manasa. J.  
 Plot No.01, One Address Etn. Sy.No. 173, Seeghalli

**ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE**  
 Ganesh HAZEL Bh man, 6th cross, S.R. Nagar, Bangalore  
 E-42817-18

**PROJECT TITLE:**  
 PROPOSED RESIDENTIAL BUILDING APARTMENT WITH CLUB HOUSE  
 AT BBMP KHATHA NO. 62018/2006 & SY.NO. 182 & 183, SEEGHALLI VILLAGE, K.R. PURAM HOBOLI, BANGALORE EAST TALUK, WARD NO.53.

**DRAWING TITLE:** SITE PLAN, SECTION & ELEVATION

**SHEET NO:** 1

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (DDP) - 1 on 08/02/2022, vide number BBMP/Add/Dir/JD/NORTH/0099/2019-20, subject to same and conditions set down along with the building plan approval. Validity of this approval is two years from the date of issue.

Scale: 1:200

North

GR CODE