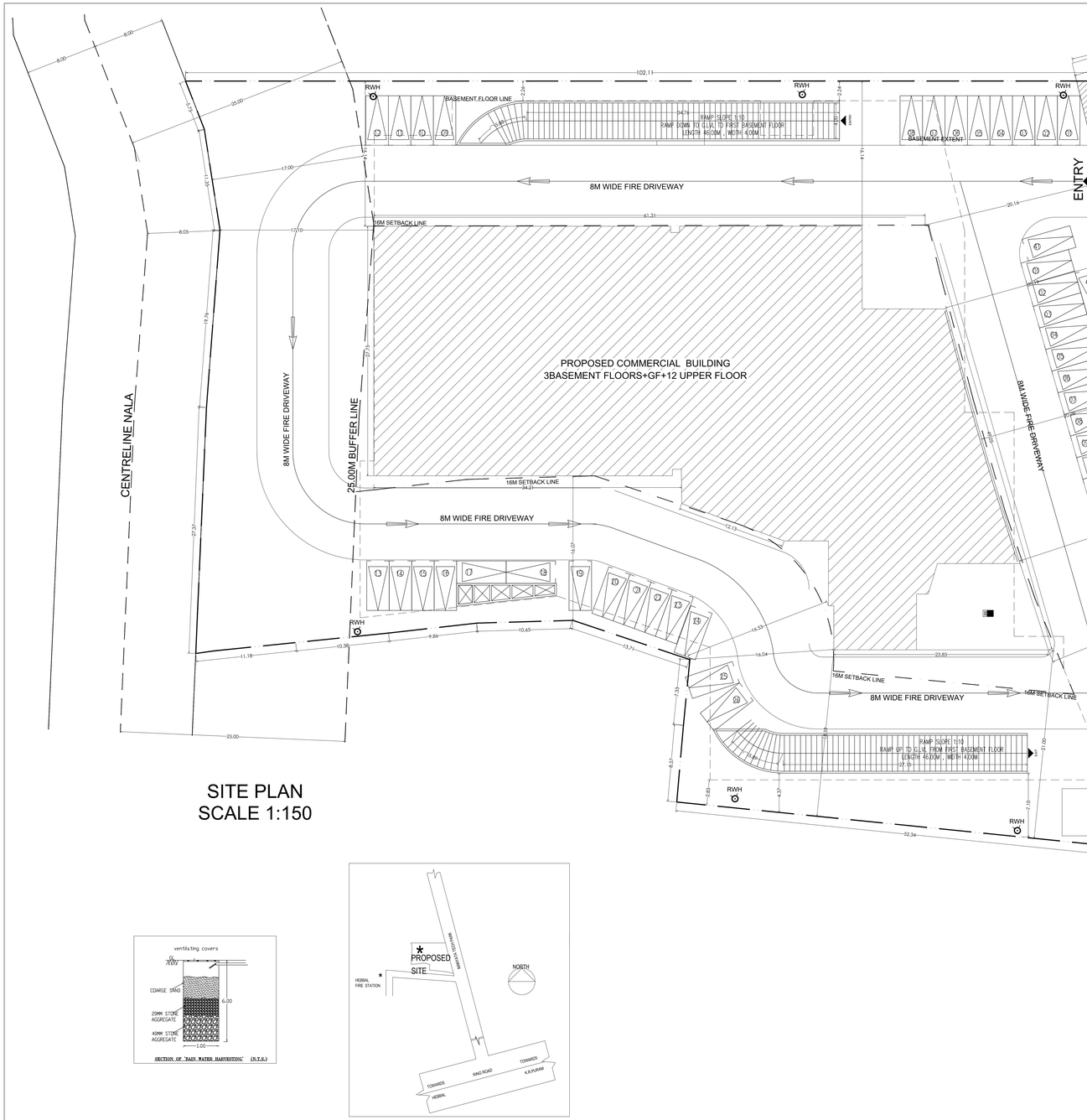

SITE PLAN
SCALE 1:150

SECTION OF "RAIN WATER HARVESTING" (N.T.S.)

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	D2	1.00	2.10	12
A (COMMERCIAL)	D1	1.00	2.10	24
A (COMMERCIAL)	FD3	1.10	2.10	41
A (COMMERCIAL)	FD4	1.10	2.10	04
A (COMMERCIAL)	D1	1.10	2.10	11
A (COMMERCIAL)	FD2	1.80	2.10	03
A (COMMERCIAL)	FD6	1.80	2.10	12
A (COMMERCIAL)	D1	1.80	2.10	11
A (COMMERCIAL)	FD	1.80	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	W	1.08	1.20	12
A (COMMERCIAL)	W	11.24	1.20	01
A (COMMERCIAL)	W	14.49	1.20	11
A (COMMERCIAL)	W	17.30	1.20	01
A (COMMERCIAL)	W	17.36	1.20	01
A (COMMERCIAL)	W	17.50	1.20	11
A (COMMERCIAL)	W	2.40	1.20	11
A (COMMERCIAL)	W	3.30	1.20	11
A (COMMERCIAL)	W	3.36	1.20	12
A (COMMERCIAL)	W	3.39	1.20	01
A (COMMERCIAL)	W	3.89	1.20	01
A (COMMERCIAL)	W	32.40	1.20	11
A (COMMERCIAL)	W	32.60	1.20	11
A (COMMERCIAL)	W	4.00	1.20	13
A (COMMERCIAL)	W	4.45	1.20	04
A (COMMERCIAL)	W	4.60	1.20	11
A (COMMERCIAL)	W	4.88	1.20	12
A (COMMERCIAL)	W	5.20	1.20	03
A (COMMERCIAL)	W	6.30	1.20	24
A (COMMERCIAL)	W	6.40	1.20	01
A (COMMERCIAL)	W	6.70	1.20	03
A (COMMERCIAL)	W	6.95	1.20	11

UnitBUA Table for Block :A (COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 2,3,4,5 FLOOR PLAN	2ND_001	OFFICE	2121.19	2073.15	8	4
TYPICAL - 6,7,10,11 FLOOR PLAN	6TH_001	OFFICE	2033.45	1979.41	8	2
TYPICAL - 7,8,9,11 FLOOR PLAN	7YP_001	OFFICE	2121.19	2073.15	8	4
GROUND FLOOR PLAN	GF_001	OFFICE	481.86	448.14	3	1
FIRST FLOOR PLAN	FF_001	OFFICE	1705.39	1657.73	8	1
TWELFTH FLOOR PLAN	12TH_001	OFFICE	1146.46	1106.58	6	1
Total:	-	-	24418.13	23706.42	97	13

BBMP/ADDL.DIR/JD NORTH/LP/0037/2018-19

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Commercial Building at Khata No. 284/372/3/361, Rachenahalli Village, Ward No. 06, Yelahanka Zone, Bangalore
   a) Consisting of 3BF+GF+12 UF (Twelve Upper Floors only).
2. Sanction is accorded for **Commercial** use only. The use of the building shall not be deviated to any other use.
3. Three Basement Floor and Surface 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 completion.
7. The applicant shall INSURE all workmen employed in the construction work against any accident / mishap and compensate the same 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 (Ede.C) 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 Byelaw 32(a) of KMC.
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 inspection.
16. If any owner / builder contravenes the provisions of Building Byelaws and rules in force, the permission / license shall be liable to be cancelled by the Competent 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 11-E (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 line 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. The building should be accessible to 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 activities before 6.00 AM. Violation of this condition shall invite action under KPE Act.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 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).
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. Provision of Lift(s) as per NBC and Lift Rules shall be complied.
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 Forece 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 Forece Department to ensure that the equipments installed are in good and working 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 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 the hazards.
37. The period 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.
38. 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.
39. 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 the Jointly Director(Town Planning) of the commencement work in the form prescribed in Rule-9(A). Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the building to the Jointly Director(Town Planning) for inspection.
40. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management byelaw 2016.
41. If the interim order stayed in W.P No. 50064/2019 (LB-BBMP) & 51153/2019, gets vacated, the applicant shall abide to the out come of the final order of the Honˈable High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is exorn in the affidavit submitted to this office.
42. Electric Vehicle Charging Developers shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for a(sites measuring 180 Sqmsto 240 Sqm)(minimum of two trees for sites measuring with more than 240 Sqm. ( ) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unitdevelopment plan.
44. The applicant should submit Modified NOC from KSPCB before obtaining Commencement Certificate.
46. 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 (Niwasaga)(Hoodilina) Letter No. LD/BSL/ET2013, 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 be made available to the Concerned Labour Officer / Engineer in Charge for inspection 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. If any of the above conditions are not complied with or violated or if any author is in the 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	Fire Force Department	No. KDFES/SB/CFO/495 Dated No. KDFES/SB/CFO/495/2018-19, Dated:-20-12-2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	BESCOM	No. KPTCL/EE(CE)/AEE(PP)/AEE(TL)/AEE(S)/AEE(EI)/DCM(EI)/DCM(TL)/DCM(S)/DCM(PP)/DCM(P&M)-1/11 - 29-12-2018	
3	SEIAA	SEIAA SE/CON 2008, Date: 10-06-2010	
4	KSPCB	No. PCB/BHC/KP/1591-2006, Date: 20-06-2018	
5	BWSSB	No.BWSSB/EC/CE/SAC/EAA/1/CCE(M)-41/TA/NC-3078/14/2018-19, Date: 25-02-2019	
6	Airport Authority of India	No. AAI/SR/NOC/21/2018/ADC/ADC/ Date: 11-01-2019	
7	NAL	No. ASCO/NM (ACV-311/08)/2018, Date: 14-08-2018	
8	BDAL	ADMIN/PFC/AVVC-78/2018-19/T, Date: 13-12-2018	

III. The Applicant has paid the fees vide RBPT / RTGS Transaction No. 10613001165 dated: 07-07-2020 for the following,-

Sl No.		Amount
1	Scrutiny fees & License Fee (50% payment as per order of the Honˈble High Court vide W.P.No 50064/2019 (LB-BBMP) & 51153/2019)	84,91,468-00
2	Ground Rent (High Court Stay vide WP No. 50064/2019 (LB-BBMP) & 51153/2019	
3	Betterment Charges a) For Building b) For Site	7,07,211-00 4,35,189-00
4	Security Deposit (Rs. 20/Sqm payment as per order of the Honˈble High Court Stay vide WP No. 50064/2019 (LB-BBMP) & 51153/2019	10,65,464-00
	Total	**1,10,00,984-00**
5	Plan Copy Charges	1,28,000-00
6	Compound Wall Charges	10,000-00
7	Deposit towards IT/BT & ITeS (1% Labour Cess)	2,00,000-00
8	Lake Improvement Charges	2,30,737-00
	Total	**1,10,00,984-00**
9	Labour Cess High Court Stay vide WP No. 50064/2019 (LB-BBMP) & 51153/2019	1,10,05,100-00

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9 VERSION DATE: 01/11/2018	
PROJECT DETAIL		
Authority: BBMP	Plot Use: Commercial	
Inward_No: BBMP/Addl.Dir/JD NORTH/0037/18-19	Plot SubUse: Professional Office	
Application Type: General	Land Use Zone: Residential (Mixed)	
Proposal Type: Building Permission	Pid/Sub Pid No.: 2847	
Nature of Sanction: New	City Survey No.: 361,362	
Location: Ring-II	Khata No. (As per Khata Extract): 284/372/3/361	
Building Line Specified as per Z.R: NA	Locality / Street of the property: RACHENAHALLI VILLAGE,K R PURAM HOBLI	
Zone: Yelahanka		
Ward: Ward-006		
Planning District: 309-Yamalandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8235.04
Deduction for NetPlot Area		
Road Widening Area		280.03
Total		280.03
NET AREA OF PLOT	(A-Deductions)	7955.00
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4375.25
Proposed Coverage Area (36.41 %)		2101.28
Achieved Net coverage area (26.41 %)		2101.28
Balance coverage area left (23.59 %)		2273.97
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		24705.11
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Allowable max. F.A.R Plot within 150 Mt.radius of Metro station (-)		0.00
Total Perm. FAR area (3.00)		24705.11
Commercial FAR (100.00%)		24678.76
Proposed FAR Area		24678.76
Achieved Net FAR Area (3.00)		24678.76
Balance FAR Area (0.00)		26.35
BUILT UP AREA CHECK		
Proposed BuiltUp Area		42617.87
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		42618.54

N

SCALE 1:150

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERCIAL)	Commercial	Professional Office	Highrise	'C1'

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL)	Commercial	Professional Office	> D	30	24678.76	1	494	
	Total :		-	-	-	-	494	507

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	494	6792.50	410	5637.50
Mech Car	-		57	1323.75
Total Car	494	6792.50	467	6961.25
Two/Three/er	-	687.50	0	0.00
Other Parking	-		-	8925.66
Total	7480.00			15886.91

FAR &Tenement Details

Block	No. of Same-Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Commercial	
A (COMMERCIAL)	1	42617.87	66.31	857.94	110.39	2295.60	0.78	913.32	13694.76	24678.76	24678.76
Grand Total	1	42617.87	66.31	857.94	110.39	2295.60	0.78	913.32	13694.76	24678.76	24678.76

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/9152/CH/18-19	BBMP/9152/CH/18-19	143056	Online	7709728669	11/30/2018 12:54:44 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			143056	-	

Block :A (COMMERICAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Commercial	
Terrace Floor	176.70	66.31	0.00	110.39	0.00	0.00	0.00	0.00	0.00	0.00
Twelfth Floor	1358.59	0.00	54.00	0.00	158.13	0.06	0.00	0.00	1146.40	1146.40
Eleventh Floor	2300.38	0.00	60.00	0.00	113.19	0.06	0.00	0.00	2127.13	2127.13
Tenth Floor	2300.38	0.00	60.00	0.00	113.19	0.06	0.00	0.00	2127.13	2127.13
Ninth Floor	2300.38	0.00	60.00	0.00	206.93	0.06	0.00	0.00	2033.39	2033.39
Eighth Floor	2300.38	0.00	60.00	0.00	113.19	0.06	0.00	0.00	2127.13	2127.13
Seventh Floor	2300.38	0.00	60.00	0.00	113.19	0.06	0.00	0.00	2127.13	2127.13
Sixth Floor	2300.38	0.00	60.00	0.00	206.93	0.06	0.00	0.00	2033.39	2033.39
Fifth Floor	2300.38	0.00	60.00	0.00	113.19	0.06	0.00	0.00	2127.13	2127.13
Fourth Floor	2300.38	0.00	60.00	0.00	113.19	0.06	0.00	0.00	2127.13	2127.13
Third Floor	2300.38	0.00	60.00	0.00	113.19	0.06	0.00	0.00	2127.13	2127.13
Second Floor	2300.38	0.00	60.00	0.00	113.19	0.06	0.00	0.00	2127.13	2127.13
First Floor	2300.37	0.00	60.00	0.00	528.88	0.06	0.00	0.00	1711.43	1711.43
Ground Floor	2301.88	0.00	71.94	0.00	116.49	0.06	0.00	0.00	1613.00	500.39
Basement First Floor	4542.68	0.00	24.00	0.00	69.48	0.00	304.44	4077.76	67.00	67.00
Basement Second Floor	4466.92	0.00	24.00	0.00	69.48	0.00	304.44	4002.00		67.00
Basement Third Floor	4466.92	0.00	24.00	0.00	33.76	0.00	304.44	4002.00	102.72	102.72
Total:	42617.87	66.31	857.94	110.39	2295.60	0.78	913.32		24678.76	24678.76
	1									
	42617.87	66.31	857.94	110.39	2295.60	0.78	913.32	13694.76	24678.76	24678.76

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER -
MR.MANOHJVAN LLPRep by its Designated partner Mr.RAJENDRA KUMAR 87,KALPATARU APARTMENTS,NO.12,RACE COURSE ROAD,MADHAVANAGAR.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
R. Vasanth Madhava No 29, 2nd main road, Tata Silk Farm, Basavanagudi,Info 29, 2nd main road, Tata Silk Farm ,Basavanagudi. BOCBL-3 6/E 02103/08-09

PROJECT TITLE :
PROPOSED COMMERCIAL BUILDING : BBMP KATHA No. 284/372/3/361, No.284/7, SY.No.361 & 362, RACHENAHALLI VILLAGE , K.R.PURAM HOBLI, THANISANDRA, WARD No.006, BANGALORE

DRAWING TITLE : SITE PLAN

SHEET NO : 1

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (NORTH) on date 26/06/2019 vide lp number BBMP/Addl.Dir/JD NORTH/0037/18-19 subject to terms and conditions laid down along with this building plan approval.

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

Name : B MAHESH
Designation : Joint Director Town Planning (JDTP)
Organisation : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 26-Nov-2020 07:50:54

NORTH

QR CODE

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

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