

This Plan Sanction is issued subject to the following conditions:

- 1. Sanction is accorded for the Proposed Khata No. 1280, Sy. No. 4254/44/42, Municipal No. 290, Channasandra, Ward No. 83, Karagudi, Mahaveepura Zone, Bengaluru.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
3. 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.
5. Necessary ducts for running telephone cables, outdoor air ducts 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 INURE all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to any dumpsite.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common areas, which shall be reserved for all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per E.R.C. (G.S.D.) code leaving 3.00 m. 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 make provision for security services as per Bangalore 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 in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub-section 9.8 (b) (ii) (A).
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 shall 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 20(a).
24. The building shall be designed and constructed as per 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 earthquakes.
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-law - 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet for the use of the visitors / servants / drivers and security men and also ensure that it is approached through a ramp for the Physically Handicapped person together with the stepped entry.
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.
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 nuisance during late hours and early morning hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and shall be processed in the Recycling processing unit 400 kg capacity installed at site for its reuse / disposal (Applicable for buildings with area of 50 and above sqm). Sign 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 structures 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 the provisions of the bye-law No. 29.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be 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 Fire Force Department every two years.
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 to 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 Inspector 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 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 ensure 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 by law no. 3.8 (b) (ii) 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 / Engineer / Supervisor in the second instance and cancel the registration of the plan 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 about the involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. The Construction or 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 information 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 H.A.L. 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 by-law 2016.
44. The applicant/owner/developer shall abide by sustainable construction and demolition waste management and solid waste management by-law 2016.
45. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
46. The Applicant / Owner / Developer shall install one tree for every 100 sqm (240 Sqm) or minimum of two trees for sites measuring with more than 240 Sqm. One tree for every 240 Sqm of FAR area or one tree in an Apartment / group housing / multi dwelling and independent residential flat.
47. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/AB/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities of built up area upto 2000 Sqm.
48. If the interim order stayed in W.P. No. 0338/2020 (B-BMP) gets vacated, the applicant shall abide to the not come of the final order of the Hon'ble High Court also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is sworn in the affidavit submitted to this office.
49. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
I. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Residential) Model Letter No. 1505/ET/2013, Dated: 02.04.2013

- 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.

- 1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp / construction site.
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 is 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 disputes that may arise in respect of property in question.
6. In case of the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned status cancelled automatically and legal action will be initiated.

Table with 3 columns: Sl. No., Name of the Statutory Department, Reference No. & Date, Conditions imposed. Rows include BESCOP, ISNL, Airport Authority of India, Fire Force Department, SEIAA, KSPCB, and HAL.

V. The Applicant has paid the fees of Rs. 34,80,000/- vide Receipt No. BBMP/17544/CH/19-20 Dated: 17.11.2020 and for the following:

Table with 2 columns: Sl. No., Amount. Lists various fees including License Fees, Sewing fees, Ground floor parking GST, Betterment Charges, Security Deposit, Compound Wall, Lake Improvement Charges, Plan Copy, and 1% Service Charge on Labour Cost.

Table with 2 columns: Levy and Collection of Cess and Surcharge. Lists items like Betterment Charges, Water Supply Schemes, Ring Road (RD), Sewerage Schemes, and Transfer System (BSA).

V. Labour Cess High Court Stay vide WP No. W.P.No. 0338/2020 (B-BMP) dated 02-09-2020, Rs. 1,000/- per sq. vide NEFT/RTGS.

SCHEDULE OF JOINERY:

Table with 4 columns: Block Name, Name, Length, Height, Nos. Lists joinery items for Residential Apartment.

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Battery Calculations Table

Table with 4 columns: TYPICAL T.C. TER 14, FLOOR PLAN, TYPICAL FLOOR PLAN, TYPICAL 7th & 11th FLOOR PLAN, TYPICAL FLOOR PLAN, TYPICAL FLOOR PLAN. Lists area and total area for various floors.

Block USE/SUBUSE Details

Table with 4 columns: Block Name, Block Use, Block SubUse, Block Structure, Block Land Use Category. Shows Residential Apartment details.

Required Parking (Table 7a)

Table with 7 columns: Block Name, Type, SubUse, Area (Sq.mt), Regd., Prop., Regd./Unit, Car, Prop. Shows parking requirements for Residential Apartment.

Parking Check (Table 7b)

Table with 4 columns: Vehicle Type, No., Area (Sq.mt.), Achieved. Shows parking check for various vehicle types.

FAR & Tenement Details

Table with 10 columns: Block, No. of Same Block, 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.), Trmt (No.), Carpet Area other than Tenement. Shows FAR and tenement details for Residential Apartment.

OWED / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: M. PALAKA SURESH, Managing Partner of Ms SURYA PROJECTS.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

METHOD BASHA BUSHI CROSS, 5TH MAIN, VENKATARAMANGAPURAM, BANGALORE E-3150/2007-08

PROJECT TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO: 1280/2/44/1 & 44/2, MUNICIPAL NO: 280, OF CHANNASANDRA VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK, WARD NO: 83.

DRAWING TITLE

SITE PLAN

SHEET NO

1

The plans are approved in accordance with the acceptance for approval by the Commissioner (BBMP) on date 22/06/2020 vide number BBMP/Addl.Dr./JD North/2015/19-20, 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: M. MANJESH, Registration: 504, Director Town Planning (A2/P), MICHODI BASHA BUSHI CROSS, 5TH MAIN, VENKATARAMANGAPURAM, BANGALORE MAHANGALURU, PALKE, Date: 22-06-2020 13: 36:40

NORTH

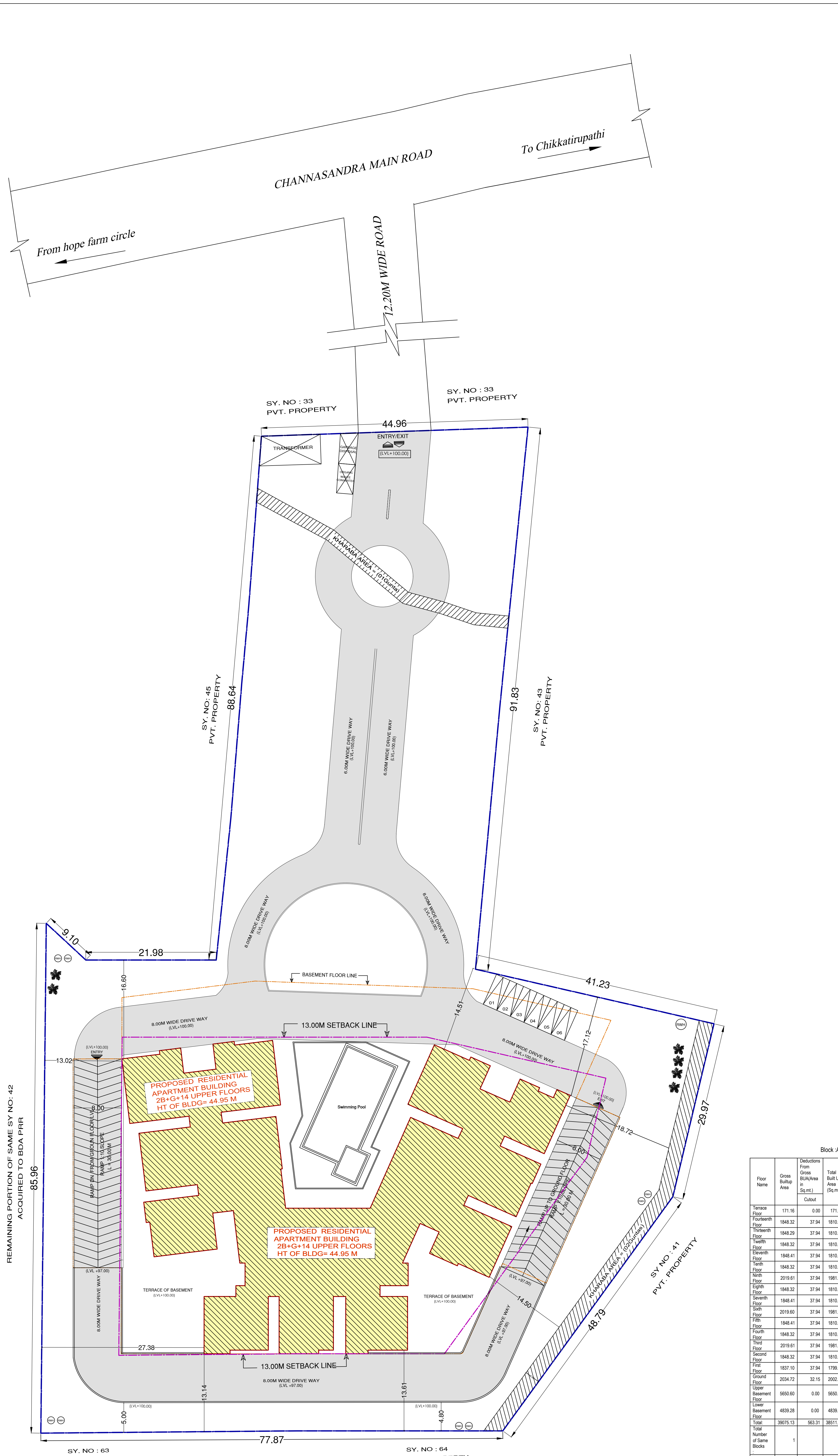
QR CODE

Table with 4 columns: FLOOR, AREA, PERCENTAGE, NO. OF PERSONS. Lists floor area and percentage for various floors from Ground Floor to 14th Floor.

Block - A (RESIDENTIAL APARTMENT)

Table with 10 columns: 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.), Total FAR Area (Sq.mt.), Trmt (No.), Carpet Area other than Tenement. Shows detailed FAR and tenement details for Block A.

Total 3075.13 963.31 3851.81 145.20 403.66 3.62 1820.10 0.85 690.52 9504.78 25640.42 25640.42 221 545.60



SITE PLAN

SY. NO: 63 PVT. PROPERTY, SY. NO: 64 PVT. PROPERTY, SY. NO: 41 PVT. PROPERTY, SY. NO: 45 PVT. PROPERTY, SY. NO: 33 PVT. PROPERTY