

Block: COMMERICAL (BLOCK3) FD2 0.75 2.10 11 D2 0.90 2.10 10 Ground Floor 2508.53 40.40 2468.13 0.00 40.87 0.00 0.00 0.00 0.00 0.00 2427.26 0.00 2427.26 Upper Upper Basement 5443.89 0.00 5443.89 0.00 40.87 0.00 0.00 251.43 179.99 4834.20 0.00 137.40 137.40 Floor Lower Basement Floor Total: 38637.56 431.75 38205.81 80.49 531.31 72.49 421.83 251.43 359.98 9919.84 26293.62 274.80 26568.44 Total SCHEDULE OF JOINERY: | COMMERICAL | W | 0.60 | 1.20 | 11 | | COMMERICAL | ... W 0.67 1.20 11 Total: 38637.56 431.75 38205.81 80.49 531.31 72.49 421.83 251.43 359.98 9919.84 26293.62 274.80 26568.44 W 0.90 1.20 43 UnitBUA Table for Block :COMMERICAL (BLOCK3) W 1.10 1.20 21 FLOOR Name UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenement
GROUND GF 001 OTHER 2427 26 2383 77 17 1 GF_001 OTHER 2427.26 2383.77
 FLOOR PLAN
 GF_001
 OTHER
 2427.20
 2007.00
 1963.21
 18
 1
 15.74 1.20 10 9 FLOOR PLAN TENTH FLOOR REFUGE AREA OTHER 2428.82 2385.33 19 1
 W
 15.74
 1.20
 10
 IENTH FLOOR PLAN
 OTHER
 2428.82
 2385.33

 W
 2.50
 1.20
 11
 Total:
 26293.64
 25814.93
 W 2.50 1.20 11 W 2.59 1.20 11

BBMP/Addl.Dir/JD NORTH/LP/0002/2019-20

I This Plan Sanctions issued subject to the following conditions 1. Sanction is accorded for the Property Katha No. 574/440, Ward No. 84, Hagaduru, building. a) Building – 3 Consisting of 2BF+GF+10UF 2. Sanction is accorded **Commercial (IT/BT)**use only. The use of the building shall not be ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a). deviated to any other use. 3. Two Basement Floor and Surface area parking shall not be converted for any other Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. 4. Development charges towards increasing the capacity of water supply, sanitary and power the Bureau of Indian Standards making the building resistant to earthquake.

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping corpose within the applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building 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 27. The applicant shall provide at least one common toilet in the ground floor for the use of the 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 a ramp for the Physically Handicapped persons together with the stepped entry. drains. The debris shall be removed and transported to nearby dumping yard.

equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the hindrance during late hours. 11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for organic and inorganic waste and should be processed in the Recycling processing unit installation of telecom equipment and also to make provisions for telecom services as per 3500 K.g, capacity installed at site for its re-use / disposal. (Applicable for residential units

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 public by erecting safe barricades commencement of the work.

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 (Bye-law No 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"

Electrical Inspectorate every Two years with due inspection by the Department regarding 20. Construction or reconstruction of the building should be completed before the expiry of five the Corporation and shall get the renewal of the permission issued that once in Two years. years from the date of issue of license & within one month after its completion shall apply 37. The Owner / Association of the highrise building shall conduct two mock - trials in the 38. If the interim order stayed in W.P.No. 14990/2020 (LB-BBMP), gets vacated, the applicant complete safety in respect of fire hazards.

shall abide to the out come of the final order of the Hon'able 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. 39. If any 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 Orders and Policy Orders of the BBMP. 41. The Modified NOC from AAI and BESCOM should be submitted before obtaining of

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, 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 . . 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 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 ε 5. BBMP will not be responsible for any dispute that may arise in respect of property ir

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 24. The building shall be designed and constructed adopting the norms prescribed in National

IS 1893-2002 published by

Building bye-laws 2003 shall be ensured. visitors / servants / drivers and security men and also entrance shall be approached through 28. The Occupancy Certificate will be considered only after ensuring that the provisions of

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 / 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.

21. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity 10. The applicant shall provide a space for locating the distribution transformers & associated of construction and that the construction activities shall stop before 10.00 PM to avoid 30. Garbage originating from Apartments / Commercial buildings shall be segregated into of 50 and above and 5000 sqm and above built up area for Commercial building). 12. The applicant shall maintain during construction such barricading as considered necessary 31. The structures with basement/s shall be designed for structural stability and safety to to prevent dust, debris & other materials endangering the safety of people / structures etc. 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

32. Sufficient two wheeler parking shall be provided as per requirement. 15. License and approved plans shall be posted in a conspicuous place of the licensed 33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high premises. The building license and the copies of sanctioned plans with specifications shall rise structures which shall be got approved from the Competent Authority if necessary. be mounted on a frame and displayed and they shall be made available during inspections. 34. The Owner / Association of highrise building shall obtain clearance certificate from Fire 16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Forece Department every Two years with due inspection by the department regarding Architect / Engineer / Supervisor will be informed by the Authority in the first instance, working condition of Fire Safety Measures installed. The certificate should be produced to warned in the second instance and cancel the registration if the same is repeated for the the Corporation and shall get the renewal of the permission issued once in Two years.

> Corporation and Fire Force Department every year. working condition of Electrical installation / Lifts etc., The certificate should be produced to building, one before the onset of summer and another during the summer and assure

<u> Details:-</u>		
Name of the Statutory Department	Reference No. & Date	Conditions imposed
ire Force Department	KSFES/GBC(1)/849, Docket No. KSFES/NOC/1531/ 2018, dated: 09-01-2020	All the conditions imposed in the
ESCOM	SEE/BCS/EEE(O)/AEE-1/NOC-12/18-19/9418.20, dated: 29-01-2019.	letter issued by the Statutory Body
irport Authority of India	BIAL/SOUTH/082219/422640, dated: 01-10-2019	should be adhered
EIAA	SEIAA 97 CON 2013, dated: 03-10-2013	to
SNL	DGM(CM)/BGTD/NOC for High Rise / 2019-20/14, dated@ Bangalore the 01-07-2019	
SPCB	CTE-314228 PCB ID: 63996, dated: 09-08-2019	
WSSB	Condition imposed to submit the same at the time of issue of OC as per Commissioner instruction recorded in LP file No. 373/2015-16, since the village in question is included in jurisdiction of proposed Water Supply and UGD Works for 110 villages.	

1	Scrutiny fees (As per order of the Hon'ble High Court vide W.P.No 14990/2020 (LB-BBMP), dated: 17-12-2020)	2,17,162-00
2	Licence fees (As per order of the Hon'ble High Court vide W.P.No 14990/2020 (LB-BBMP), dated: 17-12-2020)	43,43,235-00
3	Ground Rent (As per order of the Hon'ble High Court vide W.P.No 14990/2020 (LB-BBMP), dated: 17-12-2020.	Court stay
4	Betterment Charges(As per order of the Hon'ble High Court vide W.P.No 14990/2020 (LB-BBMP), dated: 17-12-2020. a) For Building b) For Site	Court stay
5	Security Deposit ((As per order of the Hon'ble High Court vide W.P.No 14990/2020 (LB-BBMP), dated: 17-12-2020)	9,55,145-00
6	Plan Copy Charges	1,72,000-00
7	1% Service Charge on Labour Cess to be paid to BBMP (As per order of the Hon'ble High Court vide W.P.No 14990/2020 (LB-BBMP), dated: 17-12-2020)	Court Stay
	Compound Wall	20,000-00
	Total	57,07,542-00
	Already paid vide` Receipt No. BBMP/11200/CH/20-21, dated: 16-08-2019	3,08,926-00
	To be paid	53,98,616-00
	10 be paid	00,00,010 00

No. HO/19823/2020, Dated:27-01-2021.

AREA STATEMENT (BBMP) VERSION DATE: 01/11/2018 Authority: BBMP Plot Use: Commercial Plot SubUse: IT Office Land Use Zone: Commercial (Business Proposal Type: Building Permission Plot/Sub Plot No.: 574 City Survey No.: 10(P),11/1,11/2,12/1,12/2A,13/1,13/2,25/1A,25/1B,25/2A Nature of Sanction: New Deduction for Balance Plot Area Park And OpenSpace Area Permissible Coverage area (45.00 % Proposed Coverage Area (8.41 % Achieved Net coverage area (8.41 % Balance coverage area left (36.59 % Permissible F.A.R. as per zoning regulation 2015 (3.00 Additional F.A.R within Ring I and II (for amalgamated plot Allowable TDR Area (60% of Perm.FAR) Premium FAR for Plot within Impact Zone Total Perm. FAR area (3.00) Commercial FAR (98.97%) Proposed FAR Area Achieved Net FAR Area (0.81 Balance FAR Area (1.98) BUILT UP AREA CHECK Proposed BuiltUp Area Achieved BuiltUp Area

Block USE/SUBUSE Details

Block Name Block Use Block SubUse Block Structure Category

COMMERICAL Commercial IT Office Block Structure Category (BLOCK3) Commercial IT Office Highrise C3

Commercial | IT Office | > 0 | 50 | 26293.62 | 1 | 526 |

Receipt Number Amount (INR) Payment Mode Transaction Number Payment Date Remark 07/25/2019 BBMP/11200/CH/19-20 BBMP/11200/CH/19-20 308929.54 Online 8802604771

> OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : BRIGADE ENTERPRISES LTD .REPRESENTED FOR N.SUREKHA BRIGADE ENTERPRISES LTD 29&30TH FLOOR, WORLD TRADE CENTRE, MALLESWARAM WEST, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE T. M. THOMAS 32/4 Kasturba Road Cross./n32/4 Kasturba Road Cross. BCC/BL-3.6/A-06/1984-85

- July

PROJECT TITLE: PROPOSED COMMERCIAL DEVELOPMENT (IT/BT) AT BBMP KATHA No. 574/440, Sy No. 10(P), 11/1, 11/2, 12/1, 12/2A, 13/1, 13/2 25/1A,25/1B,25/2A &25/2B, SIDDAPURA VILLAGE, VARTHUR HOBLI, WARD No.84,BANGALORE EAST TALUK,BANGALORE

DRAWING TITLE: SITE PLAN

The plans are approved in accordance with the acceptance for approval by SHEET NO: 1 the Commissioner (North) on date: 29/08/2020 vide Ip number: BBMP/Addl.Dir/JD_CENTRAL/0002/19-20 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 : B MANJESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA Date: 16-Mar-2021 17: 22:42

NORTH

QR CODE

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

UserDefinedMetric (1500.00 x 900.00MM)