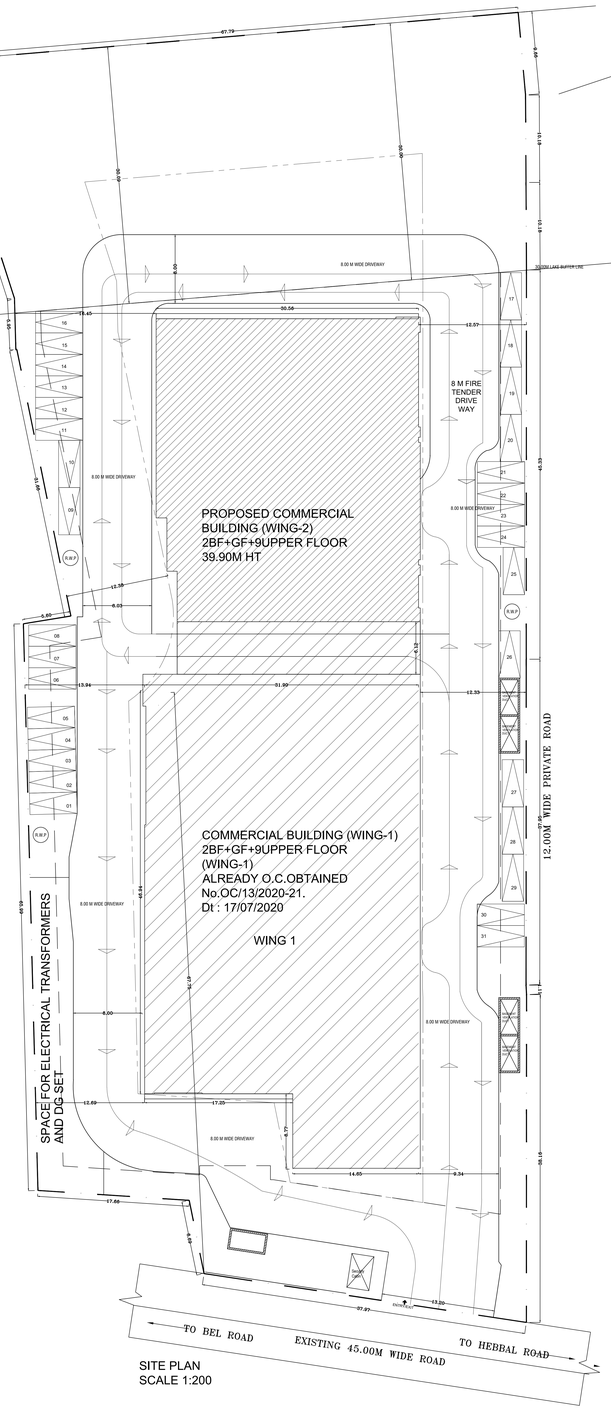
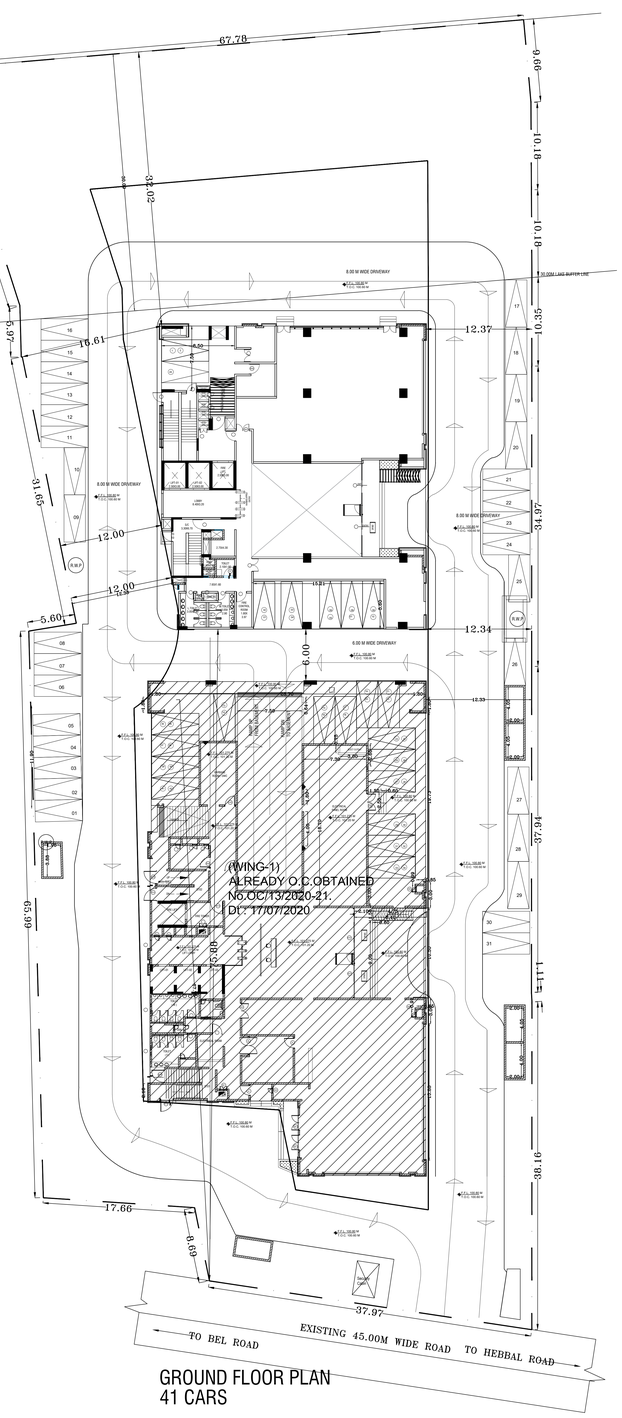


SITE PLAN
SCALE 1:200



GROUND FLOOR PLAN
41 CARS

BBMP/Addl.Dir/JD NORTH/LP/0074/2019-20
Addl.Com/YLK/0712/2016-17

! This Modified Plan Sanctions issued subject to the following conditions

1. Sanction is accorded for the Property Katha No. 242/189/4B, 49, Boopasandra Village, Kodigehalli, Yelahanka Zone, Ward No. 08, Bengaluru.
   a) Construction of Wing-2, 2BF+GF+9UF.
2. Modified Sanction is accorded **Commercial** use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and Surface area 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 nearby 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 3.65 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 maintained at site for display 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. 3.6) under sub section IV-8 (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 Sl. No. 23, 24, 25 & 26 are provided in the building.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 3500 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).
30. The structures with basements 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
31. Sufficient two wheeler parking shall be provided as per requirement.
32. 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.
33. 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.
34. 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 fire hazards.

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 or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated

ENOC Details:-

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	GBC/113/11/2017, dated: 04-12-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	AAI/KIA/TM/NOC/2091/45, dated: 13-07-2015	
3	BESCOM	SEE/BCw/EEE/CcA/EE-2/4870-73, dated: 16-10-2018	
4	BWSL	AGM(TP)-E-KV-W-472/18-19, dated: 04-03-2019	
5	SEIAA	SEIAA-CON-PCN-1/2019-20, dated: 30-04-2019	
6	KSPCB	CTO-Id-1108843-CTO-0108, dated: 13-11-2019	
7	BWSSB	BWSSB/CE/CE(SA)/CE(SA)-1/CGE(SA)/TA(MU-)1525/2019-20 dated: 06-07-2019	
8	AAI	Condition imposed to submit the NOC before obtaining Commencement Certificate	
9	BESCOM		

Block :SENATE (WING2)

Floor Name	Gross Built-up Area	Deductions From Gross BUA(Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout	StairCase	Lift	Lift Machine	Void	Substructure	Parking	Commercial	
Terrace Floor	104.75	0.00	104.75	82.25	0.00	22.50	0.00	0.00	0.00	0.00
Ninth Floor	1295.04	15.29	1279.75	0.00	22.50	0.00	72.51	0.01	0.00	1184.73
Eighth Floor	1295.04	15.29	1279.75	0.00	22.50	0.00	72.51	0.01	0.00	1184.73
Seventh Floor	1295.04	15.29	1279.75	0.00	22.50	0.00	72.51	0.01	0.00	1184.73
Sixth Floor	1346.96	17.33	1329.63	0.00	22.50	0.00	161.71	0.01	0.00	1146.41
Fifth Floor	1295.04	15.29	1279.75	0.00	22.50	0.00	72.51	0.01	0.00	1184.73
Fourth Floor	1295.04	15.29	1279.75	0.00	22.50	0.00	72.51	0.01	0.00	1184.73
Third Floor	1295.04	15.29	1279.75	0.00	22.50	0.00	72.51	0.01	0.00	1184.73
Second Floor	1295.04	15.29	1279.75	0.00	22.50	0.00	72.51	0.01	0.00	1184.73
First Floor	984.93	16.29	968.64	0.00	22.50	0.00	204.97	0.01	0.00	741.16
Ground Floor	982.74	15.62	967.12	0.00	22.50	0.00	184.88	0.01	148.57	611.16
Upper Basement Floor	2290.71	8.96	2281.75	0.00	22.50	0.00	40.02	0.00	2177.21	42.02
Lower Basement Floor	2290.71	0.00	2290.71	0.00	22.50	0.00	64.80	0.00	2160.21	43.20
Total:	17066.08	165.23	16900.85	82.25	270.00	22.50	1163.95	0.10	4485.99	10876.06
Total Number of Same Blocks	1									
Total:	17066.08	165.23	16900.85	82.25	270.00	22.50	1163.95	0.10	4485.99	10876.06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
SENATE (WING2)	D2	0.75	2.10	07
SENATE (WING2)	D2	0.90	2.10	13
SENATE (WING2)	D5	0.90	2.10	07
SENATE (WING2)	D5	1.00	2.10	09
SENATE (WING2)	GD4	1.00	2.10	09
SENATE (WING2)	MD	1.10	2.10	07
SENATE (WING2)	FD1	1.10	2.10	01
SENATE (WING2)	FD1	1.20	2.10	11
SENATE (WING2)	D5	1.20	2.10	08
SENATE (WING2)	D1	1.20	2.10	18
SENATE (WING2)	D	1.20	2.10	01
SENATE (WING2)	MD	1.20	2.10	01
SENATE (WING2)	D2	1.30	2.10	09
SENATE (WING2)	D1	1.30	2.10	01
SENATE (WING2)	GD1	1.50	2.10	07
SENATE (WING2)	FD2	1.50	2.10	03
SENATE (WING2)	D1	1.50	2.10	01
SENATE (WING2)	ED	1.50	2.10	01
SENATE (WING2)	GD4	1.50	2.10	02
SENATE (WING2)	GD4	1.60	2.10	01
SENATE (WING2)	FD2	1.71	2.10	07
SENATE (WING2)	GD4	1.80	2.10	10
SENATE (WING2)	MD	2.40	2.10	01
SENATE (WING2)	MD	2.60	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
SENATE (WING2)	W	0.44	1.20	08
SENATE (WING2)	W	0.75	1.20	02
SENATE (WING2)	W	0.88	1.20	136
SENATE (WING2)	W	0.90	1.20	08
SENATE (WING2)	W	0.95	1.20	08
SENATE (WING2)	W	0.95	1.20	01
SENATE (WING2)	W	1.04	1.20	08
SENATE (WING2)	W	1.06	1.20	01
SENATE (WING2)	W	1.20	1.20	148
SENATE (WING2)	W	1.30	1.20	16
SENATE (WING2)	W	1.35	1.20	26
SENATE (WING2)	W	1.40	1.20	01
SENATE (WING2)	W	1.60	1.20	08
SENATE (WING2)	W	1.70	1.20	10
SENATE (WING2)	W	1.89	1.20	01
SENATE (WING2)	W	1.90	1.20	09
SENATE (WING2)	W	11.00	1.20	01
SENATE (WING2)	W	11.28	1.20	01
SENATE (WING2)	W	14.45	1.20	01
SENATE (WING2)	W	15.21	1.20	01
SENATE (WING2)	W	15.46	1.20	01
SENATE (WING2)	W	16.56	1.20	01
SENATE (WING2)	W	2.00	1.20	08
SENATE (WING2)	W	2.43	1.20	01
SENATE (WING2)	W	2.58	1.20	01
SENATE (WING2)	W	2.60	1.20	01
SENATE (WING2)	W	2.80	1.20	01
SENATE (WING2)	W	22.79	1.20	08
SENATE (WING2)	W	3.05	1.20	01
SENATE (WING2)	W	3.11	1.20	08
SENATE (WING2)	W	3.20	1.20	09
SENATE (WING2)	W	3.66	1.20	07
SENATE (WING2)	W	3.67	1.20	01
SENATE (WING2)	W	4.20	1.20	03
SENATE (WING2)	W	6.00	1.20	01
SENATE (WING2)	W	6.20	1.20	07
SENATE (WING2)	W	8.40	1.20	02
SENATE (WING2)	W	8.96	1.20	01

FEE DETAILS

The Applicant has paid the fees Rs. 32,38,000/- vide Receipt No. NEFT/RTGS Transaction No. MT0000231 dated: 15-02-2021, Receipt No. BBMP/31555/CH/20-21 dated: 02-02-2021 for the following

1	Scrutiny fees (As per order of the Hon'ble High Court vide W.P.No14999/2020 (LB-BBMP) dated: 17-12-2020 &W.P.No15115/2020 (LB-BBMP), dated: 18-12-2020		1,55,694-00
2	Licence fees (As per order of the Hon'ble High Court vide W.P.No14999/2020 (LB-BBMP) dated: 17-12-2020 &W.P.No15115/2020 (LB-BBMP), dated: 18-12-2020		31,13,872-00
3	Ground Rent (As per order of the Hon'ble High Court vide W.P.No14999/2020 (LB-BBMP) dated: 17-12-2020 &W.P.No15115/2020 (LB-BBMP), dated: 18-12-2020		Court stay
4	Betterment Charges (As per order of the Hon'ble High Court vide W.P.No14999/2020 (LB-BBMP) dated: 17-12-2020 &W.P.No15115/2020 (LB-BBMP), dated: 18-12-2020		Court stay
5	Security Deposit (As per order of the Hon'ble High Court vide W.P.No14999/2020 (LB-BBMP) dated: 17-12-2020 &W.P.No15115/2020 (LB-BBMP), dated: 18-12-2020		4,22,529-00
6	Plan Copy Charges		1,72,000-00
7	Additional Fee towards 1% LabourCess(As per order of the Hon'ble High Court vide W.P.No14999/2020 (LB-BBMP), dated: 17-12-2020 &W.P.No15115/2020 (LB-BBMP), dated: 18-12-2020		Court Stay
8	1% Service Charge on LabourCess to be paid to BOCW (As per order of the Hon'ble High Court vide W.P.No14999/2020 (LB-BBMP), dated: 17-12-2020 &W.P.No15115/2020 (LB-BBMP), dated: 18-12-2020		Court Stay
	Compound Wall		30,000-00
	Lung and Barrierage		Court Stay
10	Water Supply Scheme (BWSSB)		
11	Sewer (BWSSB)		
12	Incoming Slums (KSCB)		
13	Mass Rapid Transport System (BDA)		
		Total	**38,94,094-00**
	Already paid vide Receipt No. BBMP/31509/CH/20-21 dated: 25-1-2019		**6,57,470-00**
		To be paid	**32,36,624-00**
		Say Rs.	**32,38,000-00**
8	The Applicant has paid the LabourCess fees of Rs. 25,51,000/- vide Transaction No. KKBKR52021020400600854, Date: 04-02-2021 Vide Receipt No. HCI19973/2020, Dated:04-02-2021.		

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/31509/CH/19-20	BBMP/31509/CH/19-20	6574734	Online	9326757621	11/02/2019 8:20:03 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			6574734	-	

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 08/09/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Commercial
Inward No: PreliminaryApp/Ext/CMC/BT/0074/19-20	Plot SubUse: Business Office
Application Type: General	Land Use Zone: Commercial (MutationCorridor)
Proposal Type: Building Permission	Plot/Sub Plot No.: 242/189/4B,49
Nature of Sanction: MODIFY	City Survey No.: 48/3,48/4,48/192,49/3,49/4,49/5
Location: RING-III	Khata No. (As per Khata Extract): 242/189/4B,49
Building Line Specified as per Z.R: NA	Locality / Street of the property: BOOPSANDRA VILLAGE,LAKSHMI NARAYANAPPA GARDEN
Zone: Yelahanka	
Ward: Ward-008	
Planning District: 204-Bhuvaneswaripura	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	8405.20
NET AREA OF PLOT (A-Deductions)	8405.20
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4202.60
Proposed Coverage Area (11.51 %)	967.11
Existing coverage area to be retained (19.41 %)	1631.04
Achieved Net coverage area (30.91 %)	2598.15
Balance coverage area left (19.09 %)	1604.45
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	27316.90
Additional F.A.R within Ring I and II (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 (3.25)	27316.90
Commercial FAR (100.00%)	10876.05
Proposed FAR Area	10876.05
Existing FAR Area	15533.82
Achieved Net FAR Area (3.74)	26409.87
Balance FAR Area (0.01)	907.03
BUILT UP AREA CHECK	
Proposed BuiltUp Area	16900.85
Existing BUA Area for Existing Structure	22686.48
Substructure Area Add in BUA (Layout Lvl)	0.32
Achieved BuiltUp Area	39587.65

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
SENATE (WING2)	Commercial	Business Office	Highrise	C2

Required Parking(Table 7a)

Block Name	Type	Sub Use	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
SENATE (WING2)	Commercial	Business Office	>0 - 75	-	10876.05	1	145	-
			75 - 50	-	10876.05	1	218	-
	Total :		-	-	-	-	363	257

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved	
	No.	Area (Sq.mt.)	No. Area (Sq.mt.)
Car	363	4991.25	153 2103.75
Mech.Car	-	-	104 1430.00
Total Car	363	4991.25	257 3533.75
Two/Three/er	500.75	0	0.00 0
Other Parking	-	-	2996.13
Total	5500.00	-	6529.94

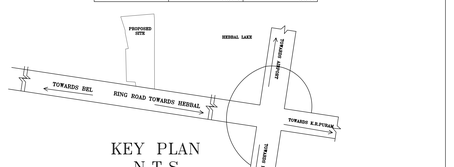
FAR &Tenement Details

Block	No. of Same Blks	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			Cutout	StairCase	Lift	Lift Machine	Void	Substructure	Parking	Commercial		
SENATE (WING2)	1	17066.08	165.23	16900.85	82.25	270.00	22.50	1163.95	0.10	4485.99	10876.05	10876.06
Total: Total Area	1	17066.08	165.23	16900.85	82.25	270.00	22.50	1163.95	0.10	4485.99	10876.05	10876.06

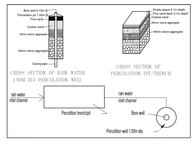
Existing Block Details

Name	Use	SubUse	Type	Structure	HeigHt	Floor No.	FAR Area	BUA Area
ExStructure TO BE RETAINED WING-1	Commercial	Business Office	Building	Highrise	39.90	12	15533.82	22686.48

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED WING-1	22686.48	15533.82
Total:	22686.48	15533.82



KEY PLAN
N.T.S



DETAILS OF RAIN WATER HARVESTING STRUCTURES

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : BRIGADE ENTERPRISES LTD (Authorized signatory) 29THA30TH FLOOR ,Word Trade Centre, Brigade Gateway Campus,Bangalore,

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 BC/BL 3.6E3L

PROJECT TITLE : MODIFIED COMMERCIAL BUILDING AT. BBMP KHATHA No. 242/4B/4B,48, Sy No. 48/3,48/4,48/192,49/3,49/4,49/5, BOOPSANDRA VILLAGE,LAKSHMI NARAYANAPPA GARDEN, WARD No.008, BANGALORE

DRAWING TITLE : SITE PLAN & GROUND FLOOR PLAN

SHEET NO : 1

Note : Earlier Plan Sanction Vide L.P No. BBMP/Addl.Com/YLK/0712/2016-17 dated:24-03-2018 is deemed cancelled. The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:03/11/2020 , vide lp number: BBMP/Addl.Dir/JD NORTH/LP/0074/19-20 subject to terms and conditions laid down along with this modified building plan approval.

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

Digitally signed by Manjunatha Prasad
Designation : Joint Director Town Planning (JDTP)
Organisation : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 04-Mar-2021 13:36:23

QR CODE

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.