

BBMP/ADDL.DIR/JD NORTH/LP/0078/2019-20 BBMP/ADDL.DIR/JD NORTH/LP/0224/2015-16

This Modified Plan Sanction is issued subject to the following conditions 1. Sanction is accorded for the Residential Apartment Building at Khata No. 1579, Sy No. 69/1, 125/1, 70/1, Pattanduru Agrahara Village, Kadugodi, Hoodi Sub-division, Ward No. 82, Garudacharpalya, Bangalore East Taluk, Mahadevapura Zone, Bangalore

a) Block - A & B Consisting of 2BF+GF+4 UF (Four Upper Floors only). 2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any use. 3. Two Basement Floor area reserved for parking shall not be converted for any other purpose.

4. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

5. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

6. 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.

7. 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. 8. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the

9. 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

10. 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.

11. The applicant shall plant at least two trees in the premises.

12. Permission shall be obtained from forest department for cutting trees before the commencement of the work. 13. 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.

14. 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. 15. 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). 16. The building shall be constructed under the supervision of a registered structural engineer 17. 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.

18. 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.

19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20. Drinking water supplied by BWSSB should not be used for the construction activity of the

21. 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). 22. 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. I 1893-2002 published by the Bureau of Indian Standards making the building resistant to

23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the

24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.

25. 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. 26. 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. 27. 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 hindrance during late hours and early morning

28. Garbage originating from Apartments / Commercial buildings shall be segregated into organic Recycling processing unit 300 k.g and inorganic waste and should be processed in the 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).

29. 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.

30. Sufficient two wheeler parking shall be provided as per requirement. 31. 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. 32. 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(i) of Building 33. 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 s about the risk involved in contravention of the

34. 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 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. 35. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy

36. If the interim order stayed in W.P.No. 10660/2020 (LB-BBMP), gets vacated, the applicant 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.

37. The NOC from BWSSB should be submitted before obtaining of Occupancy Certificate. 39 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180

plan sanction is deemed cancelled.

Sqmupto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan. In case of any false information, misrepresentation of facts, or pending court cases, the

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 .

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

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"

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

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 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

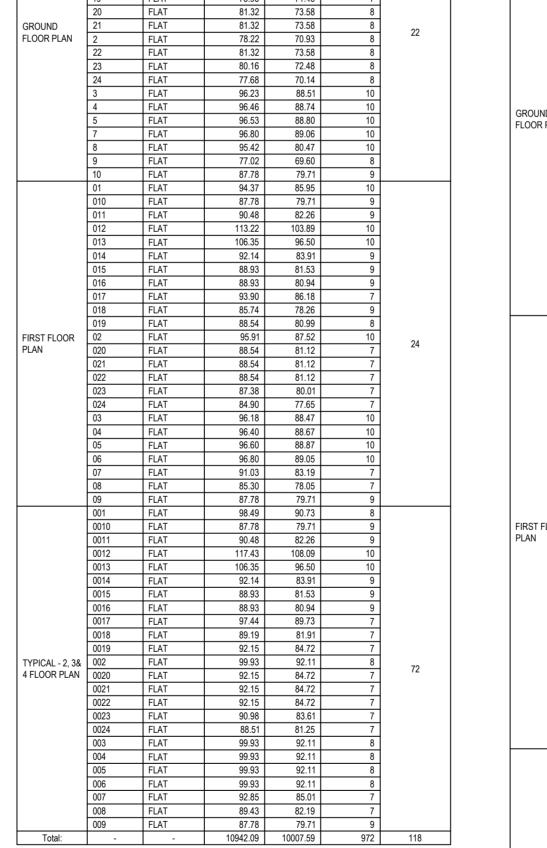
fabricated, the plan sanctioned stands cancelled automatically and legal action will be

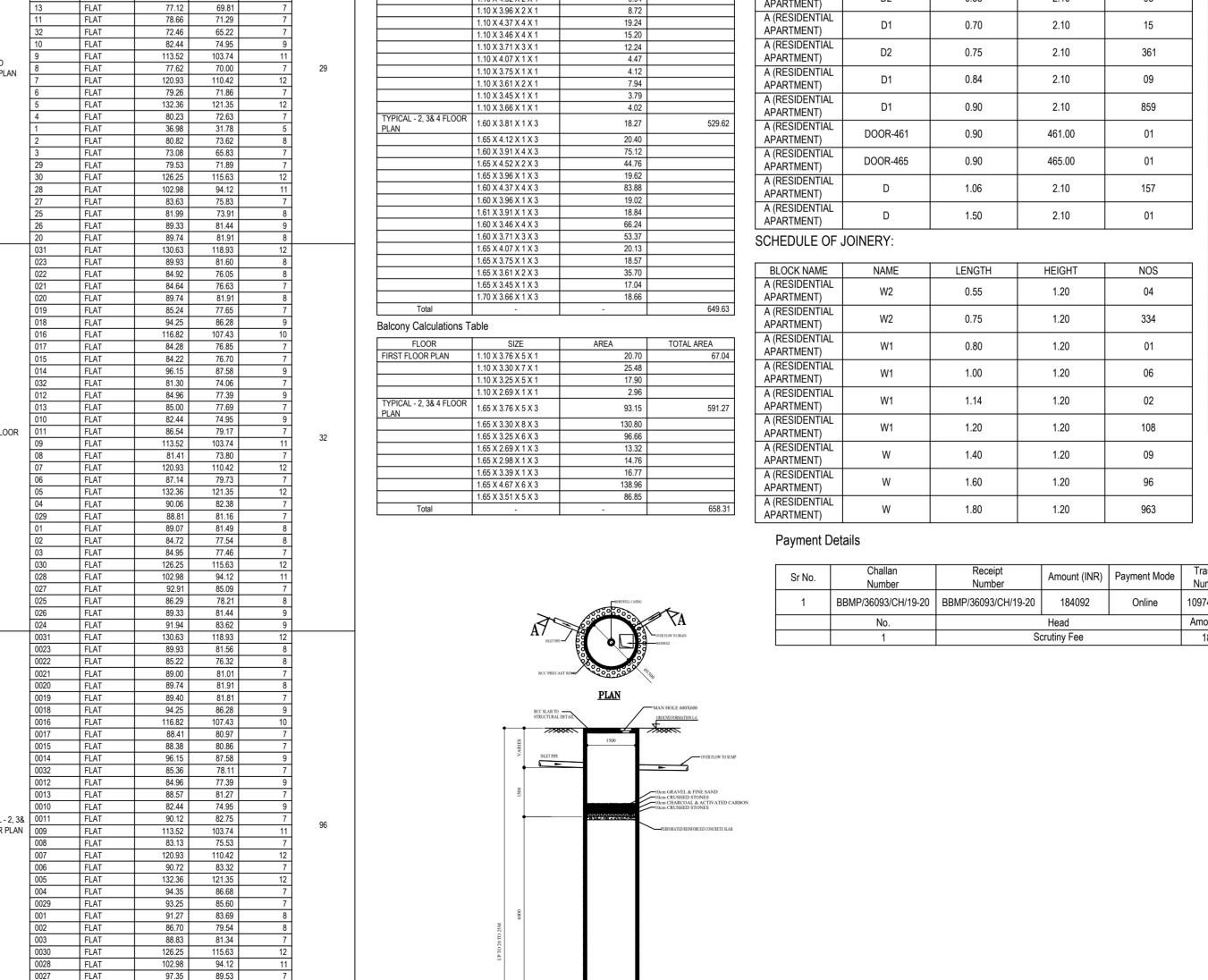
/ / MOUNT IVY PRESCHOOLS

Lake Improvement Charges

BBMP), dated: 06-10-2020

SEIAA/44 CON 2019, dated: 21-05-2019 18,38,579-00 Licence fees (50% payment as per order of the Hon'ble High Cour Ground Rent (High Court Stay vide WP No. 10660/2020 (LB-Security Deposit (Rs. 25/Sqm payment as per order of the Hon'ble High Court Stay vide WP No. 10660/2020 (LB-BBMP), dated: 06-Administrative Charges (1% Labour Cess) Already paid vide` Receipt No. BBMP/36090/CH/19-20, dated: 1,84,092-00 23,28,106-00 23,29,000-00 LabourCess High Court Stay vide WP No. 10660/2020 (LB-





UnitBUA Table for Block :A (RESIDENTIAL APARTMENT)

FLOOR Name UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Teneme

Plot Use: Residential Plot SubUse: MultiDwelling Unit Land Use Zone: Residential (Main Plot/Sub Plot No.: SY NO'S-69/1. 125/1 & 70/ Khata No. (As per Khata Extract): 1579 Locality / Street of the property: PATTANDURU AGRAHARA VILLA Deduction for NetPlot Area Permissible Coverage area (50.00 ° Proposed Coverage Area (36.16 % Achieved Net coverage area (36.16 % Balance coverage area left (13.84 %) 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 (2.25) Residential FAR (99.46%) Achieved Net FAR Area (1 Balance FAR Area (0.50 Proposed BuiltUp Area Substructure Area Add in BUA (Layout Lvl)

PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished) Block USE/SUBUSE Details

Parking Check (Table 7b)

FAR &Tenement Details

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : P.Y.VASUDEVA & OTHERS (GPA HOLDERS-M/s SAI RAGHAVENDRA CONSTRUCTIONS&DEVELOPERS Rep by-M.JANARDHAN) NO-72, WHITE MIDAS, ECC ROA

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE RAMESH S #502, SMR ASTRA APARTMENT, 5TH CROSS,GAYATHRINAGAR BCC/BL-3.6/E-4350/18-19 \$ 5h DDIFIED PLAN SHOWING THE RESIDENTIAL APARTMENT BUILDING AT SURVEY Nos. 59/1,125/1 & 70/1, KATHA No. 1579 PATTANDURU AGRAHARA VILLAGE, K.R.PURAM HOBLI, WARD NO. 82, BANGALORE.

DRAWING TITLE : SITE PLAN

Note: Earlier Plan Sanction VideL.P No.BBMP/Addl.Dir/JDNORTH/LP/0224/2015-16 dated: 03/03/2016 is deemed cancelled. The modified plans are Approved in accordance with the acceptar pproval by the commissioner on date:12/06/2020 ride lp number :__BBMP/Addl.Dir/JDNORTH/0078/19-20_____ subject to terms and conditions laid down along with this modified building plan 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
PALIKE
Date: 08-Mar-2021 17: 40:36

UserDefinedMetric (2350.00 x 900.00MM)

D1 0.49 2.10 01

- W 1.80 1.20 752

BLOCK NAME NAME LENGTH HEIGHT NOS

A (RESIDENTIAL