

BBMP/Addl.Dir/JD NORTH/LP/0014/2020-21 (New) BBMP/Addl.Dir/JD NORTH/LP/0366/2014-15 (Old)

- This Modified Plan Sanctions issued subject to the following conditions

 1. Sanction is accorded for the Proposed Residential Apartment Building at Khatha No. 1176, Sy No. 152/3, 153, Doddakannahalli Village, Marathahalli Subdivision, Varthuru Hobli, Ward No. 150, Mahadevapura Zone, Bengaluru.
- a). Consisting of BF+GF+ 4UF (Four upper floors only).
 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use.
 3. Basement Floor area reserved for 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
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
 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.
- The applicant shall INSURE all workmen involve d in the construction work against any accident / untoward incidents arising during the time of construction.
 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.
- 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.
 The applicant shall provide a space for locating the distribution transformers & associated equipment as per
- 10.1 he applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00mts. from the building within the premises.
 11.The applicant shall provide a separate room preferably 4.30 x 3.65m 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. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 14.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.15. If the owner / builder contravene 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.

 16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities

issue of license & within one month after its completion shall apply for permission to occupy the building.

- specified in Schedule IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

 17.The building shall be constructed under the supervision of a registered structural engineer.

 18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

 19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of
- 20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 22.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).

 23. 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.
- 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
 25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building bye-laws 2003 shall be ensured.
- 26. 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.27. 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.
 28. The applicant shall ensure that no inconvenience is caused to the neighbors 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

Commercial building).

- hindrance during late hours and early morning hours.

 29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recyclingprocessing unit 300 k.g of 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
- 30. 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 structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
- 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. Payment of Ground Rept for construction carried out beyond the Two years period of plan sanction shall be made.

31. Sufficient two wheeler parking shall be provided as per requirement.

- 33. 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 Bye-law-2003.34. The Builder / Contractor Professional responsible for supervision of work 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.

 35. 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 intimation to BBMP of the intention
- issue of license. Before the expiry of two years. The Owner / Developer shall give intimation to BBMP 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 / column of the foundation, Otherwise the plan sanction deemed cancelled.

 36. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- 37. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.38. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
- 40. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.,
- 41. The Modified NOC's from KSPCB and BWSSB should be obtained and shall be submitted to this office at the time of obtaining Commencement Certificate
 42. If the interim order stayed in W.P.No. 3337/2021 (LB-BBMP), Dated: 17-02-2021 are gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court and also if the requisite fee is not paid in full,
- the plan sanctioned will be cancelled which is sworn in the Indemnity Bond submitted to this office
 43. 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 Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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 construction site or work place.

The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 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:

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 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

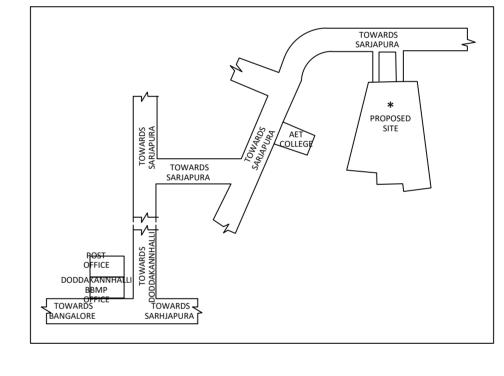
SI. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	SEIAA	SEIAA 31 CON 2014, dated: 23-01- 2015	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.

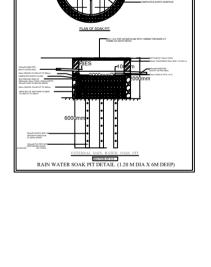
III. The Applicant has paid the fees vide Transanction 110093332070, Receipt No. BBMP/22023/CH/20-21, dated: 01-03-2021 for the following:-

ı	Paid to BBMP	
1	Scrutiny fees (50% payment as per order of the Hon'ble High Court vide W.P.No. 3337/2021 (LB-BBMP), Dated: 17-02-2021	94,050-00
2	Licence Fee ((50% payment as per order of the Hon'ble High Court	18,80,991-00
	vide W.P.No. 3337/2021 (LB-BBMP), Dated: 17-02-2021	10,00,991-00
3	Ground Rent (High Court Stay vide W.P.No. 3337/2021 (LB-BBMP), Dated: 17-02-2021	00-00
4	Betterment Charges (High Court Stay vide W.P.No. 3337/2021 (LB-BBMP), Dated: 17-02-2021	
	a) For Building	00-00
	b) For Site	00-00
5	Security Deposit (Rs. 25/Sqm payment as per order of the Hon'ble High Court Stay vide WP No. 3337/2021 (LB-BBMP), Dated: 17-02-2021	49,563-00
6	Plan Copy Charges	1,29,000-00
7	Administrative Charges (1% Labour Cess) High Court Stay vide	00-00
'	W.P.No. 3337/2021 (LB-BBMP), Dated: 17-02-2021	00-00
8	Administrative Charges (5% of collecting Levy and Surcharges) High Court Stay vide W.P.No. 3337/2021 (LB-BBMP), Dated:	00-00
	17-02-2021 Total	24 52 602 00
		21,53,603-00
	Already paid vide Receipt NO. BBMP/8671/CH/20-21, dated: 05-08-2020	90,000-000
	Total - I	20,63,603-00
	Say Rs.	20,64,000-00
II	Levy and Collection of Cess and Surcharges	
i)	Water Supply Scheme (BWSSB) High Court Stay vide W.P.No. 3337/2021 (LB-BBMP), Dated: 17-02-2021	00-00
ii)	Ring Road (BDA) High Court Stay vide W.P.No. 3337/2021 (LB-BBMP), Dated: 17-02-2021	00-00
iii)	Improving the Slums (KSCB) High Court Stay vide W.P.No. 3337/2021 (LB-BBMP), Dated: 17-02-2021	00-00
iv)	Mass Rapid Transfort System (BDA) High Court Stay vide W.P.No. 3337/2021 (LB-BBMP), Dated: 17-02-2021	00-00
	Total	00-00
Ш	Labour Cess Receipt NO: HO/21070/2020, dated: 01-03-2021	3,20,000-00

AREA STATEME		VERSION NO.: 1.0.13 VERSION DATE: 26/06/2020										
PRO IECT DETAI	VERSION DATE: 26/06/2020											
Authority: BBMP	L.		П	Plot Use: Residential								
Inward_No:			_	Plot SubUse: Apartment								
BBMP/Addl.Dir/J[/20-21			<u> </u>							
Application Type:				Land Use Zone: Residential (Main)								
Proposal Type: B		sion		Plot/Sub Plot No.: 1176								
Nature of Sanctio	Survey No.: 152/3,153											
Location: RING-II												
		.R: NA	R: NA Locality / Street of the property: DODDAKANNAHALLI VILLAGE,									
Zone: Mahadeva	oura											
Ward: Ward-150												
Planning District:	316-Varthur											
AREA DETAILS:	F (NA' - ')		1 (4								SQ.MT.	
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	nieved Net cov			J				-			6427.60	
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BUILT UP ARE		() ()									100.77	
	posed BuiltUp	Area							41			
	hieved BuiltUp								41799.7			
Block USE/SUE	BUSE Deta	ils										
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	Block	Use	BIOCK S	ubuse			Car		ategory			
A (APARTMENTS) Reside	ential	Apart	ment	Hig	hrise			R			
Required Parki	ng(Table 7	a)										
Block		, i	Area	\neg	Units				Car		٦	
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Α		Apartinoni	30-2	23	<u>' </u>			'			1	
A (APARTMENTS)	Total :		-		-		-		250	275	╛	
	Total :											
(APARTMENTS)												
(APARTMENTS) Parking Check	(Table 7b)			5051/							1	
(APARTMENTS) Parking Check	(Table 7b)		LOCAL		(Ca mt)				nieved	'Ca mt \]	
(APARTMENTS) Parking Check DEVELOPMENT A	(Table 7b)	No ord		Area	(Sq.mt.)		N	0.	Area (Sq.mt.)		
(APARTMENTS) Parking Check DEVELOPMENT A	(Table 7b) AUTHORITY	250))	Area 34	37.50		27	o. 75	Area (37.50		
(APARTMENTS) Parking Check DEVELOPMENT A Car Visitor's Car Parking	(Table 7b) AUTHORITY	250 25)	Area 34: 34	37.50 3.75		27	o. 75	Area (376	.00		
(APARTMENTS) Parking Check DEVELOPMENT A Car Visitor's Car Parking Total Car	(Table 7b) AUTHORITY	250 25 275)	Area 34: 34: 37:	37.50 3.75 81.25		27	o. 75) 75	Area (376 0 376	57.50 .00 57.50		
(APARTMENTS) Parking Check DEVELOPMENT A Car Visitor's Car Parking	(Table 7b) AUTHORITY	250 25)	Area 34: 34: 37:	37.50 3.75		27	o. 75	Area (376 0 376	.00		

Block :A (A	APARTME	ENTS)											
Floor Name	Gross Builtup Area	Deductions From Gross Total BUA(Area Built in Area	Total Built Up Area (Sq.mt.)		De		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement			
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.			Terrement
Terrace Floor	273.30	0.00	273.30	234.45	0.00	38.85	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourth Floor	6242.68	286.64	5956.04	203.77	38.85	0.00	141.71	0.00	0.00	5571.55	5571.55	50	0.00
Third Floor	6204.49	286.64	5917.85	203.77	38.85	0.00	141.71	0.00	0.00	5533.36	5533.36	50	0.00
Second Floor	6204.49	286.64	5917.85	203.77	40.95	0.00	141.71	0.00	0.00	5533.36	5533.36	50	36.53
First Floor	6479.23	286.64	6192.59	203.77	40.95	0.00	325.64	0.00	0.00	5622.07	5622.07	50	456.01
Ground Floor	6676.01	248.42	6427.59	203.77	40.95	0.00	283.49	0.00	0.00	5899.22	5899.22	50	24.13
Basement Floor	12227.75	1114.28	11113.47	19.67	40.95	0.00	0.00	220.75	10827.65	4.46	4.46	00	4.41
Total:	44307.95	2509.26	41798.69	1272.97	239.40	38.85	1034.26	220.75	10827.65	28164.02	28164.02	250	516.67
Total Number of Same Blocks	1												
Total:	44307.95	2509.26	41798.69	1272.97	239.40	38.85	1034.26	220.75	10827.65	28164.02	28164.02	250	517





OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: SHANTA KUMAR PUSHPARAJAN & BHAVANI YELLAPPA PALYAGAR. GPA HOLDER, SJR PRIME HOMES PVT LTD

MODIFIED PLAN OF PROPOSED RESIDENTIAL APARTMENT
@BBMP Katha No.1176,Sy No. 152/3,153,DODDAKANNAHALLI VILLAGE,
VARTHUR HOBLI,MARATHAHALLI SUB-DIVISION, Ward No.150
MAHADEVAPURA ZONE, BENGALURU.

DRAWING TITLE: SITE PLAN

Note: Earlier plan sanction vide LP No.BBMP/ Addl.Dir/JDNORTH/0366/
2014-15, Dated: 18/04/2015 is deemed cancelled.

The plans are approved in accordance with the acceptance for approval by theCommissioner(North) on date: 05/02/2021 vide
Ip number: BBMP/Addl.Dir/JDNORTH/0014/2020-21 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.

