

BBMP/ADDL.DIR/JD NORTH/LP/0027/2019-20

This Plan Sanctions issued subject to the following conditions

1. Sanction is accorded for the Proposed Residential Building at Khata No. 916, Sy. No. 45/4, 45/2, Municipal No. 237, Gunjuru Village, Ward No. 149, Mahadevapura Zone, Bengaluru. a) Block – A & B Consisting of GF+ 4UF including Club House (Four upper

- 2. Sanction is accorded for **Residential** use only. The use of the building shall not be deviated
- 3. Ground Floor & Surface parking area reserved for parking shall not be converted for any
- 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 / 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 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 (Es & D) code leaving 3.00mts. from the building within the
- 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
- 16. 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).
- 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 issue of license & within one month after its completion shall apply for permission to occupy the building.
- 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
- 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

- 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the
- 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 Sl. 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 hindrance during late hours and early 29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recyclingprocessing unit
- 100 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 Commercial 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.

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-
- 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 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
- 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

39. 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. If the interim order stayed in W.P.No. 1327/2020 (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.
- 42. 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. 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list

of workers engaged by him.

Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)		Deduction	ons (Area in	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)		
		Cutout		StairCase	Lift	Lift Machine	Void	Parking	Resi.		
Terrace Floor	77.37	0.00	77.37	67.08	5.74	4.55	0.00	0.00	0.00	0.00	00
Fourth Floor	2178.72	7.46	2171.26	0.00	8.53	0.00	35.60	0.00	2127.13	2127.13	19
Third Floor	2178.72	7.46	2171.26	0.00	8.53	0.00	35.60	0.00	2127.13	2127.13	19
Second Floor	2178.72	7.46	2171.26	0.00	8.53	0.00	35.60	0.00	2127.13	2127.13	19
First Floor	2184.38	4.97	2179.41	0.00	8.53	0.00	35.60	0.00	2135.28	2135.28	19
Ground Floor	2027.49	0.00	2027.49	0.00	8.53	0.00	0.00	2018.96	0.00	0.00	00
Total:	10825.40	27.35	10798.05	67.08	48.39	4.55	142.40	2018.96	8516.67	8516.67	76
Total Number of Same Blocks	1										
Total:	10825.40	27.35	10798.05	67.08	48.39	4.55	142.40	2018.96	8516.67	8516.67	76

Block: B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Deduction Lift	ons (Area in Lift Machine	Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement	
Terrace Floor	86.94	0.00	86.94	75.62	6.23	5.09	0.00	0.00	0.00	0.00	00	0.00
Fourth Floor	2467.66	134.69	2332.97	0.00	9.46	0.00	44.77	0.00	2278.74	2278.74	21	0.00
Third Floor	2467.66	134.69	2332.97	0.00	9.46	0.00	44.77	0.00	2278.74	2278.74	21	0.00
Second Floor	2467.66	134.69	2332.97	0.00	9.46	0.00	44.77	0.00	2278.74	2278.74	21	0.00
First Floor	2470.45	134.69	2335.76	0.00	9.46	0.00	44.77	0.00	2281.53	2281.53	21	0.00
Ground Floor	2217.30	2.03	2215.27	0.00	9.46	0.00	0.00	1984.14	221.67	221.67	00	221.67
Total:	12177.67	540.79	11636.88	75.62	53.53	5.09	179.08	1984.14	9339.42	9339.42	84	221.67
Total Number of Same Blocks	1											
Total:	12177.67	540.79	11636.88	75.62	53.53	5.09	179.08	1984.14	9339.42	9339.42	84	222

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS						
A (RESIDENTIAL)	D2	0.75	2.10	323						
A (RESIDENTIAL)	D1	0.90	2.10	260						
A (RESIDENTIAL)	ED	1.10	2.10	76						
SCHEDULE OF JOINERY: BLOCK NAME NAME LENGTH HEIGHT NOS										
A (RESIDENTIAL)	V	1.00	1.00	164						
A (RESIDENTIAL)	W	1.52	2.10	396						
A (RESIDENTIAL)	W	1.80	2.10	04						

Payment [Details						
Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/8299/CH/19-20	BBMP/8299/CH/19-20	120506.9	Online	8699938101	07/05/2019 12:20:03 PM	-
	No.		Head	Amount (INR)	Remark		
	1	S	crutiny Fee	120506.9	-		

2.04

- 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
- 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
- 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

II. NOC Details

SI. No.	Name of the Statutory	Reference No. & Date	Conditions imposed				
	Department						
1	KSPCB	CTE-315989 PCB ID 82484 Dated: 26-11-2019	All the conditions				
2	SEIAA	SEIAA 89 CON 2019, Dated: 16-09-2019	imposed in the letter issued by the Statutory				
2	BWSSB	BWSSB/EIC/CE(M)/AC(M)-IV/DCE(M)-	Body should be				
2		II/TA(M)-III/2536/2019-20, Dated : 06-09-2019.	adhered to.				

III. The Applicant has paid the fees vide Receipt No. NEFT/RTGS Transaction No.

dated: 09-03-2021, Receipt No. BBMP/ 22081/CH/20-21 for the following:-

1	Scrutiny fees (50% payment as per order of the Hon'ble High	50,512-00	
	Court vide W.P.No 14748/2020 (LB-BBMP), dated: 10-02-2021)		
2	Licence fees 50% payment as per order of the Hon'ble High	10,10,247-00	
	Court vide W.P.No 14748/2020 (LB-BBMP), dated: 10-02-2021)		
3	Ground Rent (as per order of the Hon'ble High Court vide W.P.No	00-00	
	14748/2020 (LB-BBMP), dated: 10-02-2021)		
4	Betterment Charges		
	a) For Building		
5	Security Deposit (Rs. 25/Sqm payment as per order of the	5,61,248-00	
	Hon'ble High Court Stay vide WP No. 14748/2020 (LB-BBMP),		
	dated: 10-02-2021)		
6	Plan Copy Charges	68,800-00	
7	Compound Wall	10,000-00	
8	Lake Improvement Charges	2,16,252-00	
9	Administrative Charges (1% Labour Cess) (as per order of the	0-00	
Adm	inistrative Charges (1% Labour Cess) (as per order of the		0-00
	ble High Court vide M P No 14748/2020 (LR RRMD) dated:		

Hon'ble High Court vide W.P.No 14748/2020 (LB-BBMP), dated: 5% of Cess and Surcharge to be remitted to BBMP 21,33,311-00 1,20,501-00 20,12,810-00 Court Stay Water Supply Scheme (BWSSB) Ring Road (BDA) Improving Slums (KSCB) Mass Rapid Transfort System (BDA)

20,13,000-00

Receipt no:HO/21677/2020,Date.09/03/2021.

The Applicant has paid the Labour Cess fees of Rs. 1.000/- vide Transaction No.106819012506

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11					
ANCA STATEMENT (BBINT)	VERSION DATE: 01/11/2018					
PROJECT DETAIL:						
Authority: BBMP						
Inward_No: BBMP/Addl.Dir/JD NORTH/0027/19-20	Plot SubUse: Apartment					
Application Type: General	Land Use Zone: Residential (Ma	in)				
Proposal Type: Building Permission	Plot/Sub Plot No.: 916					
Nature of Sanction: New	City Survey No.: 45/2 & 45/4					
Location: Ring-III	Khata No. (As per Khata Extract)): 916				
Building Line Specified as per Z.R: NA	Locality / Street of the property:	gunjur village, Varthur Hobli, Bangalore				
Zone: Mahadevpura (C)						
Ward: Ward - 149 (C)						
Planning District: 316-Varthur						
AREA DETAILS:		SQ.MT.				
AREA OF PLOT (Minimum)	(A)	8650.08				
NET AREA OF PLOT	(A-Deductions)	8650.08				
COVERAGE CHECK						
Permissible Coverage area (5	(0.00 %)	4325.04				
Proposed Coverage Area (49	.05 %)	4242.76				
Achieved Net coverage area	(49.05 %)	4242.76				
Balance coverage area left (0).95 %)	82.28				
FAR CHECK						
Permissible F.A.R. as per zon	, ,	19462.68				
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 I	mpact Zone (-)	0.00				
Total Perm. FAR area (2.25)		19462.68				
Residential FAR (100.00%)		17856.07				
Proposed FAR Area		17856.07				
Achieved Net FAR Area (2.0	17856.07					
Balance FAR Area (0.19)	1606.6					
BUILT UP AREA CHECK						
Proposed BuiltUp Area		22434.92				
Substructure Area Add in BU/	A (Layout LvI)	15.00				
Achieved BuiltUp Area		22449.93				

- 1	
	Proposed BuiltUp Area
١	Substructure Area Add in BUA
t	Achieved BuiltUp Area
\dashv	Color Notes
0	
)	COLOR INDEX
	PLOT BOUNDARY
-	ABUTTING ROAD
ן כ	PROPOSED WORK (COVERAGE AREA)
\exists	EXISTING (To be retained)
)	EXISTING (To be demolished)
7	Block USE/SUBUSE Details
7	Block GGE/GGBGGE Betails
	Block Name Block Use
	B (RESIDENTIAL) Residential
	A (RESIDENTIAL) Residential

Block SubUse Block Structure

Required Parki	ing(Table 7	a)						
Block Name	Туре	SubUse	Area (Sq.mt.)	Un Reqd.	nits Prop.	Reqd./Unit	Car Reqd.	Prop.
B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	84	-

Apartment Bldg upto 15.0 mt. Ht.

Parking Check (Table 7b)

Vehicle Type	Re	eqd.	Achieved			
verlicle Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)		
Car	160	2200.00	177	2433.75		
Visitor's Car Parking	17	233.75	0	0.00		
Total Car	177	2433.75	177	2433.75		
TwoWheeler	-	233.75	0	0.00		
Other Parking	-	-	-	1645.57		

Residential Apartment 50 - 225 1

FAR &Tenement Details

Block	No. of Same Bldg	'		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than
			Cutout		StairCase	Lift	Lift Machine	Void	Parking	Resi.			Tenemer
B (RESIDENTIAL)	1	12177.67	540.79	11636.88	75.62	53.53	5.09	179.08	1984.14	9339.42	9339.42	84	221.6
A (RESIDENTIAL)	1	10825.40	27.35	10798.05	67.08	48.39	4.55	142.40	2018.96	8516.67	8516.67	76	0.0
Grand Total:	2	23003.07	568.14	22434.93	142.70	101.92	9.64	321.48	4003.09	17856.09	17856.09	160.00	221.6

OWNER / GPA HOLDER'S

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: M/s. MOHAN BUILDERS Rep by its Partners 1. RAVULAPALLI MOHAN KUMAR. GODUGULURI VENKATESWARLU, GPA Holder for Mrs. LAKSHMI JAYARAM & Mr. L. JAYARAMA. #317, 6th cross, OMBR layout, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Ganesh N #4/2, 8th main, 6th cross, S.R. Nagar, Bangalore

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING (WITH CLUB HOUSE) AT KHATHA NO 916, SY NO. 45/4 & 45/2 GUNJUR VILLAGE VARTHUR HOBLI, BANGALORE EAST TALUK, WARD NO-149

DRAWING TITLE: SITE 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

the Commissioner (North) on date: 17/02/2020 vide

Ip number: BBMP/Addl.Dir/JD_NORTH/0027/19-20 subject to

terms and conditions laid down along with this building plan approval.

The plans are approved in accordance with the acceptance for approval by SHEET NO: 1

NORTH

Date : 24-Mar-2021 17: 13:58

QR CODE