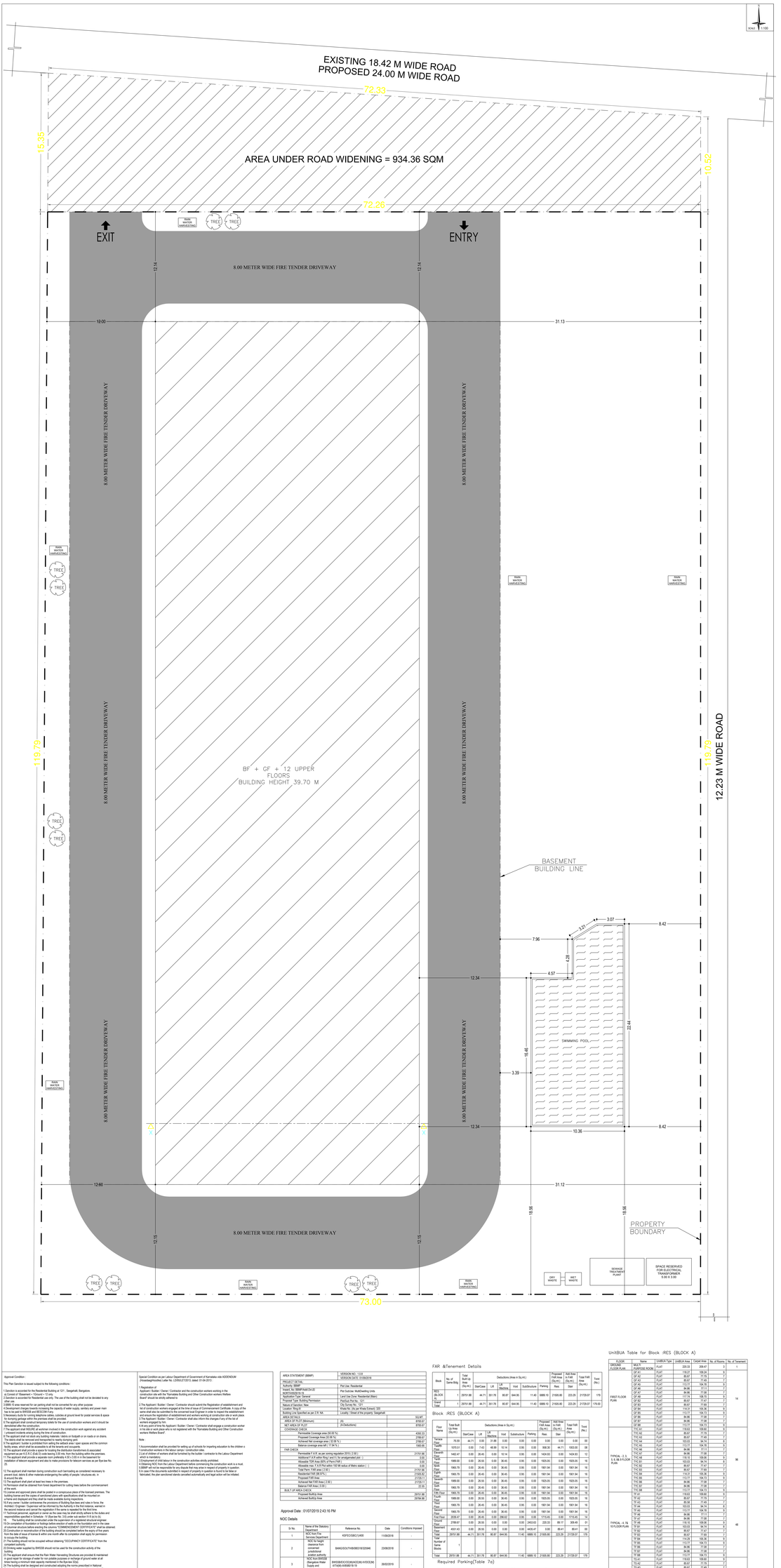

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 121 , Sangeghalli, Bangalore.
a).Consist of 1Basement + 1Ground + 12 only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.ARR.15 area reserved for car parking shall not be converted for any other purpose
4.Development charges towards increasing the capacity of water supply, sanitary and power main services to the sanctioned Plan is to be paid.
5.Necessary ducts for running telephone cables, cablevision at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.Provision shall be made for drinking water facilities for the use of construction workers and it should be maintained after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident/ unfortunate happening arising out of the construction activities.
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 setting 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 adequate fire fighting arrangements / fire extinguishers & associated equipment as per K.E.R.C.B.R.S code-having 3.05 mtrs. from the building within the premises.
11.The applicant shall provide a separate room pertaining 4.00 x 3.05 m in the basement for accommodation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.

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 within the compound of the work.
14.Plans duly signed by approved plans shall be posted in a conspicuous place of the licensed premises. The building licence 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 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 writing and subsequently prosecuted if the violations persist, as per Section 321 of KMC Act.
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 10 & (a) to (g) of Section 317 of Karnataka Municipal Corporation Act, while carrying out the construction work.
18.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 from the concerned Jurisdictional Town Planning Authority. Failure to obtain the "COMMENCEMENT" from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
19.The building shall 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 building.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition for the storage of sufficient quantity of water/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 of India 2005 & the Karnataka Amendments to National Building Code 2005 (NBC-2005) 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-III (Bye-laws - 31) of Building bye-laws 2003 shall be ensured.
27.The owner / builder should not use the water 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.
32.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- by adopting appropriate methods. The Manure / Compost / Recycled material should be used in the Premises.
33.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise buildings and shall be implemented in the Common Area Maintenance.
34.The Owner / Association of high-rise building shall obtain clearance certificate from Fire Service Department every Two years with due inspection by the department regarding working condition of Fire Fighting Equipment's & Fire Alarm System. The certificate produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35.The Owner / Association of high-rise building shall get the building inspected by empanelled Structural Engineer every Five years for structural safety of the building and shall get the report with suitable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36.The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BBMP and shall get the renewal of permission issued once in Two years.
37.The Owner / Association of the high-rise building shall conduct two mock - drills in the building in a year, one in the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

Note:
The sanctioned license fees for sanction of this plan is subject to result of R.P.No. 4906/2008 & 3992/2008.

38.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned 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 shift nor permit to shift the supervision of construction work to any other person without prior written approval of the authority. They shall explain to the owner / about the violations if committed in the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

41.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 of Karnataka vide KDD/ENE/LM (Khadakke/Hostels) Letter No. LD/ENE/LT.20/13, 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 be displayed on the site. The Applicant / Builder / Owner / Contractor shall maintain register 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 construction workers from time to time.
4.A sum equal of one Ten 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 :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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.Drinking water is provided 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.If the Land / Site in question is subject to litigation, the permission shall be liable to be forfeited, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.8
	VERSION DATE: 07/06/2018
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Addl/24/CH/0	Plot SubUse: MultDwelling Units
0292/19-20	Land Use Zone: Residential (Main)
Application Type: General	
Proposal Type: Building Permission	Plot/Sub Plot No.: 121
Nature of Sanction: New	City Survey No.: 121
Location: Ring-III	Khata No. (As per Khata Extract): 320
Building Line Specified as per Z.R. No.	Locality / Street of the property: Sangeghalli
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	2916.00
NET AREA OF PLOT	2916.00
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	1749.60
Proposed Coverage Area (55.56 %)	1619.57
Achieved Net coverage area (55.56 %)	1619.57
Balance coverage area left (4.44 %)	129.93
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	7290.00
Additional F.A.R within Ring I and II for amalgamated plot ( )	0.00
Additional F.A.R for Road Widening ( )	1.00
Allowable max. F.A.R (As per zoning regulation 2015)	8.00
Total Perm. FAR area (2.50)	7290.00
Residential FAR (98.97%)	21600.00
Proposed FAR Area	21729.11
Achieved Net FAR Area (2.50)	7429.11
Balance FAR Area (0.00)	22.00
BUILT UP AREA CHECK	
Proposed BuiltUp Area	29761.88
Achieved BuiltUp Area	29761.88

Approval Date : 01/07/2019 2:43:16 PM

NOC Details

Sl No.	Name of the Statutory Authority	Reference No.	Date	Conditions Imposed
1	NOC from Fire Services Department	KDF/CC/0367/LHR8	11/06/2018	-
2	NOC from Water Sewerage Board for concerned jurisdictional authority	BANGSOUTH/B/0800/81020/940	23/08/2018	-
3	NOC from BESCOM (Bangalore Electric Supply and Distribution Co.)	BWSSB/EXCCS/NOC/ACK/NOC/KNL/ HT/400/ARB/BP/18-19	26/02/2019	-
4	NOC from AIRPORT AUTHORITY OF INDIA	EE/CNI/AIR/CD/AET/18-19 /173-74	04/09/2018	-
5	NOC from SEIAA (State Environment Impact Assessment Authority)	SEIAA 115 CON 2018	11/10/2018	-
6	BWSL NOC	DEVAH/BWSL/NOC-VRB/ (5.11)/VOL VIII-37/2BESLA1	10/08/2018	-
7	NOC from Karnataka State Pollution Control Board (KSPCB)	PCB/SR/01-8462-5/4317/ MSPURAN/2018-19/272	26/12/2018	-

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/9029/CH/19-19	BBMP/9029/CH/19-19	12087	Online	191047819	15/02/2019 10:14:06	-
2	No.	No.	Head		Amount (INR)	Remark	
	1	1	Security Fee		12087		
	BBMP/8973/CH/19-19	BBMP/8973/CH/19-19	765935.0	Online	8096852755	15/02/2019 10:09:47	-
	No.	No.	Head		Amount (INR)	Remark	
	1	1	Security Fee		145.00		
	2	2	Ground Rent (including 9% COST and 9% GST)		1581429.19		
	3	3	Security Deposit		2976840.24		
	4	4	Labr Registration Cess		27317.18		
	5	5	Administrative charges		46362.03		
	6	6	License Fee		2600441.32		
	7	7	Additional half charges		67935.07		
	8	8	Fee 2% TDS of ITAP act (Deferment Lieu) for Building		58515.04		
	9	9	Fee 2% TDS of ITAP act (Deferment Lieu) for Site		174013.12		

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.50 X 0.91 X 2.0 =	2.74	2.74
TYPICAL (1, 2, 3, 4, 5, 6, 9 & 10 FLOOR PLAN)	1.20 X 0.91 X 2.0 =	51.56	51.56
ELEVENTH FLOOR PLAN	1.20 X 0.91 X 2.0 =	33.48	33.48
TWELFTH FLOOR PLAN	1.20 X 0.91 X 2.0 =	8.66	8.66
TWELFTH FLOOR PLAN	1.20 X 0.91 X 2.0 =	8.66	8.66
Total :	-	-	105.10

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Lift Machine	Void	SubStructure	Parking	Resi.	Stair			
RES (BLOCK A)	1	29761.88	44.71	301.78	60.87	644.56	11.40	4888.10	21005.80	223.29	21729.07	179.00	
Total :	1	29761.88	44.71	301.78	60.87	644.56	11.40	4888.10	21005.80	223.29	21729.07	179.00	

Block :RES (BLOCK A)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Substructure	Parking	Resi.	Stair			
Terrace Floor	76.03	44.71	0.00	31.88	0.00	0.00	0.00	0.00	0.00	0.00	00	
Sixth Floor	1070.01	0.00	7.42	48.99	10.14	0.00	0.00	958.30	44.71	1003.00	08	
Eleventh Floor	1402.47	0.00	26.45	0.00	10.14	0.00	0.00	1426.93	0.00	1426.93	12	
Twelfth Floor	1489.00	0.00	26.55	0.00	36.45	0.00	0.00	1525.55	0.00	1525.55	16	
Fourth Floor	1565.78	0.00	26.45	0.00	36.45	0.00	0.00	1501.94	0.00	1501.94	16	
Eighth Floor	1565.78	0.00	26.45	0.00	36.45	0.00	0.00	1501.94	0.00	1501.94	16	
Tenth Floor	1489.00	0.00	26.55	0.00	36.45	0.00	0.00	1525.55	0.00	1525.55	16	
Fifth Floor	1565.78	0.00	26.45	0.00	36.45	0.00	0.00	1501.94	0.00	1501.94	16	
Seventh Floor	1565.78	0.00	26.45	0.00	36.45	0.00	0.00	1501.94	0.00	1501.94	16	
First Floor	2039.47	0.00	26.45	0.00	288.02	0.00	0.00	1715.00	0.00	1715.00	14	
Ground Floor	2199.67	0.00	26.55	0.00	0.00	0.00	243.63	2029.50	85.17	2056.67	01	
Basement Floor	2051.43	0.00	26.55	0.00	0.00	0.00	1425.47	0.00	89.41	89.41	00	
Total :	20701.88	44.71	301.78	80.87	644.56	11.40	4888.10	21005.80	223.29	21729.07	179	
Total Number of Same Blocks :	1											

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Extra	Reqd.	Prop.
RES (BLOCK A)	Residential	MultDwelling Units	50 - 225	1	179	-	179	158
	Total :	-	-	-	-	-	179	158

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved
	No.	Area (Sq.mt.)
Car	179	2461.25
Visitor's Car Parking	18	247.50
Total Car	197	2708.75
Two/Three wheeler	-	247.50
Other Parking	-	-
Total	-	2956.25

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RES (BLOCK A)	Residential	MultDwelling Units	Highrise	R

The plans are approved in accordance with the acceptance for approval by the Joint Director of town planning (NORTH) on date: 07/01/2019 vide lp number: BBMP/Addl/Jd/JD.NORTH/0029/18-19 subject to terms and conditions laid down along with this building plan approval.

Joint Director of Town Planning (Z.Pallavi)
Bangalore Mahanagara Palike

Validity of this approval is two years from the date of issue.

UnitBUA Table for Block :RES (BLOCK A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	MAIN DUPLEX ROOM	FLAT	205.03	208.47	3	1
FIRST FLOOR PLAN	GF A1	FLAT	116.37	109.34	3	14
	GF A2	FLAT	85.67	77.79	2	
	GF A3	FLAT	85.67	77.49	2	
	GF A4	FLAT	113.73	104.70	3	
	GF A5	FLAT	44.96	37.11	1	
	GF A6	FLAT	44.96	37.11	1	
	GF A7	FLAT	111.74	106.70	3	
	GF B1	FLAT	85.67	77.47	2	
	GF B2	FLAT	85.67	77.69	2	
	GF B4	FLAT	116.11	105.36	3	
	GF B5	FLAT	44.96	37.08	1	
	GF B6	FLAT	44.96	37.08	1	
	GF B7	FLAT	84.99	77.08	2	
	GF B8	FLAT	113.73	104.73	3	
TYPICAL - 1, 2, 3, 4, 5, 6, 9 & 10 FLOOR PLAN	TYC A1	FLAT	116.63	109.60	3	36
	TYC A2	FLAT	85.67	77.79	2	
	TYC A3	FLAT	85.67	77.49	2	
	TYC A4	FLAT	113.73	104.70	3	
	TYC A5	FLAT	44.96	37.11	1	
	TYC A6	FLAT	44.96	37.11	1	
	TYC A7	FLAT	84.99	77.08	2	
	TYC A8	FLAT	116.10	106.06	3	
	TYC B1	FLAT	85.67	77.47	2	
	TYC B2	FLAT	85.67	77.69	2	
	TYC B3	FLAT	85.67	77.69	2	
	TYC B4	FLAT	116.21	105.36	3	
	TYC B5	FLAT	113.71	104.73	3	
	TYC B6	FLAT	84.99	77.08	2	
	TYC B7	FLAT	84.99	77.08	2	
	TYC B8	FLAT	116.63	109.60	3	
TYPICAL - 4, 7& 10 FLOOR PLAN	TF A1	FLAT	116.63	109.60	3	45
	TF A2	FLAT	85.67	77.79	2	
	TF A3	FLAT	85.67	77.49	2	
	TF A4	FLAT	103.03	94.74	3	
	TF A5	FLAT	44.96	37.11	1	
	TF A6	FLAT	44.96	37.11	1	
	TF A7	FLAT	84.99	77.08	2	
	TF A8	FLAT	116.10	106.06	3	
	TF B1	FLAT	103.03	94.74	3	
	TF B2	FLAT	85.67	77.69	2	
	TF B3	FLAT	85.67	77.69	2	
	TF B4	FLAT	114.23	105.36	3	
	TF B5	FLAT	113.71	104.73	3	
	TF B6	FLAT	84.99	77.08	2	
	TF B7	FLAT	84.99	77.08	2	
	TF B8	FLAT	116.63	109.60	3	
ELEVENTH FLOOR PLAN	TS A1	FLAT	85.67	77.79	2	12
	TS A2	FLAT	85.67	77.49	2	
	TS A4	FLAT	44.96	37.11	1	
	TS A7	FLAT	84.99	77.08	2	
	TS B1	FLAT	85.67	77.47	2	
	TS B2	FLAT	85.67	77.69	2	
	TS B4	FLAT	113.71	105.36	3	
	TS B6	FLAT	84.99	77.08	2	
	TS B7	FLAT	84.99	77.08	2	
TWELFTH FLOOR PLAN	TT A1	FLAT	85.67	77.79	2	9
	TT A2	FLAT	85.67	77.49	2	
	TT A4	FLAT	44.96	37.11	1	
	TT A7	FLAT	84.99	77.08	2	
	TT B1	FLAT	85.67	77.69	2	
	TT B2	FLAT	85.67	77.69	2	
	TT B4	FLAT	113.71	105.36	3	
	TT B6	FLAT	84.99	77.08	2	
Total :			7777.33	6974.33	179	

OWNER / SPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SMT. SHANTHA BAI W/O LATE SRI. A. VENKATA RAO, AGED ABOUT 65 YEARS, NO. 6, KARDANU VILLAGE, K.R.PURAM HOBLI, WARD NO.52, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE : SITE PLAN

SHEET NO : 1 OF 7

ARCHITECT /ENGINEER /SUPERVISOR "S SIGNATURE
Naveen MR Shop No. 11, First Floor, BBMP Complex, 7th Main, Jayanagar 2nd Block BCC/BL-3.6/E-3004/07-08

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO.121/PID NO. 52-4-121, SANGEGHALLI VILLAGE, K.R.PURAM HOBLI, WARD NO.52, BANGALORE EAST TALUK, BANGALORE.

NORTH

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

UserDefinedMetric (900.00 x 2000.00MM)