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Approval Condition :		Special Condition as per Labour Department of G	overnment of Karnataka vide ADDENDUM		AREA STA	TEMENT (BBMP)		/ERSION NO.: 1.0.9 /ERSION DATE: 01/11/2018		SCALE :	1:100
This Plan Sanction is issued subject to the following conditions :		(HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 : 1.Registration of			PROJECT I Authority: B	BBMP	I	lot Use: Residential			
1.Sanction is accorded for the Residential Building at 2426/89/4 , Rachenahalli, K.R Puram Hobli,Bangalore East Taluk, Bangalore. a).Consist of for :1Basement + 1Ground + 4		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.			Inward_No: BBMP/Addl.Dir/JD NORTH/0050/18-19 Application Type: General			Plot SubUse: Apartment Land Use Zone: Residential (Main)			
for :1Ground + 4 only. 2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.		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				ype: Building Permission anction: New	C	Plot/Sub Plot No.: 2426/89/4 City Survey No.: 89/4 Khata No. (As per Khata Extract): 2426/89/4			
3.4619.45 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 plas to be paid to BWSSB and BESCOM if any.	power main		workers working at construction site or work place.		Building Lin	ne Specified as per Z.R:	NA	ocality / Street of the property: Rachena ast Taluk		bli,Bangalore	
5. Necessary ducts for running telephone cables, cubicles at ground level for postal ser for dumping garbage within the premises shall be provided. 6. The applicant shall construct temporary toilets for the use of construction workers and		4.At any point of time No Applicant / Builder / Ow	ner / Contractor shall engage a construction worker h the "Karnataka Building and Other Construction		Zone: Yelał Ward: Ward Planning Di						
demolished after the construction. 7.The applicant shall INSURE all workmen involved in the construction work against ar / untoward incidents arising during the time of construction.		Note :				PLOT (Minimum)	,	A)			45.16
8. The applicant shall not stock any building materials / debris on footpath or on roads of The debris shall be removed and transported to near by dumping yard.		f construction workers in the labour camps / cons				A OF PLOT GE CHECK Permissible Coverag	,	A-Deductions)			45.16 22.58
9.The applicant / builder is prohibited from selling the setback area / open spaces and facility areas, which shall be accessible to all the tenants and occupants. 10.The applicant shall provide a space for locating the distribution transformers & asso	ciated	2.List of children of workers shall be furnished by which is mandatory.3.Employment of child labour in the construction a	activities strictly prohibited.			Proposed Coverage Achieved Net covera	ige area (45.79 %)		295 295	51.19 51.19
equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the 11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the baseme installation of telecom equipment and also to make provisions for telecom services as	ent for	4.Obtaining NOC from the Labour Department be 5.BBMP will not be responsible for any dispute th 6.In case if the documents submitted in respect o	at may arise in respect of property in question. f property in question is found to be false or		FAR CHE	Balance coverage an CK Permissible F.A.R. as		tion 2015 (2.25)			71.39 01.61
 25. 12. The applicant shall maintain during construction such barricading as considered neo prevent dust, debris & other materials endangering the safety of people / structures et 		fabricated, the plan sanctioned stands cancelled	automatically and legal action will be initiated.			Additional F.A.R with Allowable TDR Area	in Ring I and II (fo (60% of Perm.FAR	r amalgamated plot -)			0.00 0.00
& around the site. I3.The applicant shall plant at least two trees in the premises. I4.Permission shall be obtained from forest department for cutting trees before the con						Allowable max. F.A.F Total Perm. FAR are Residential FAR (99.	a(2.25)	t radius of Metro station (-)		1450	0.00 01.61 50.86
of the work. I5.License and approved plans shall be posted in a conspicuous place of the licensed building license and the copies of sanctioned plans with specifications shall be mounte	premises. The					Proposed FAR Area Achieved Net FAR A	rea (2.25)			1449 1449	94.26 94.26
a frame and displayed and they shall be made available during inspections. I6.If any owner / builder contravenes the provisions of Building Bye-laws and rules in for Architect / Engineer / Supervisor will be informed by the Authority in the first instance,	orce, the				BUILT UP	Balance FAR Area (PAREA CHECK Proposed BuiltUp Are	,				7.35 81.43
the second instance and cancel the registration if the same is repeated for the third tin I7.Technical personnel, applicant or owner as the case may be shall strictly adhere to responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e)	ne. the duties and					Substructure Area Ac Achieved BuiltUp Are		_vl)			11.66 93.09
18. The building shall be constructed under the supervision of a registered structural en 19. On completion of foundation or footings before erection of walls on the foundation a of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE"	gineer. nd in the case				Approval [Date : 04/10/2019 :	2:08:02 PM				
20.Construction or reconstruction of the building should be completed before the expiry from the date of issue of license & within one month after its completion shall apply for	y of five years				Payment D						
to occupy the building. 21.The building should not be occupied without obtaining "OCCUPANCY CERTIFICAT competent authority.					Sr No.	Challan Number		Amount (INR) Payment Mo	de Transaction Number	Payment Date	Rema
22.Drinking water supplied by BWSSB should not be used for the construction activity building. 23.The applicant shall ensure that the Rain Water Harvesting Structures are provided &	& maintained				1	BBMP/7409/CH/18-19 No.	BBMP/7409/CH	/18-19 65529 Online Head	7931773259 Amount (INR)	01/22/2019 10:51:21 AM Remark	-
in good repair for storage of water for non potable purposes or recharge of ground wa 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 N	ational					1		Scrutiny Fee	65529	-	
Building Code and in the "Criteria for earthquake resistant design of structures" bearin 1893-2002 published by the Bureau of Indian Standards making the building resistant 25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29	to earthquake.				2	BBMP/7409/CH/18-19 No.	ВВМР/7409/CH/	18-19 5317000 Online Head	8449453851 Amount (INR)	05/14/2019 Remark	
building. 26.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - bye-laws 2003 shall be ensured.	31) of Building					1.		Security Deposit Lake Rejuvenation Cess	1979309.00 161129.00		
27. The applicant shall provide at least one common toilet in the ground floor for the use visitors / servants / drivers and security men and also entrance shall be approached the Physically Handicapped persons together with the stepped entry.	nrough a ramp for					2. 3.		Administrative charges	31534.00		
28. The Occupancy Certificate will be considered only after ensuring that the provisions vide SI. No. 23, 24, 25 & 26 are provided in the building. 29. The applicant shall ensure that no inconvenience is caused to the neighbours in the	e vicinity of					4. 5.		License fee Scrutiny fee	1781378.10 89069.00		
construction and that the construction activities shall stop before 10.00 PM and shall n work earlier than 7.00 AM to avoid hindrance during late hours and early morning hou 30.Garbage originating from Apartments / Commercial buildings shall be segregated in	not resume the rs.					6. 7.		Compound wall charges f KTCP act (Betterment Levy) for	120000.00 39586.00		
inorganic waste and should be processed in the Recycling processing unit k.g cap installed at site for its re-use / disposal (Applicable for Residential units of 50 and abov 5000 Sqm and above built up area for Commercial building).	pacity					8.		Ground Rent of KTCP act (Betterment Levy) for S	1051013.00		
30.00 Sqnt and above built up area for commercial building). 31. The structures with basement/s shall be designed for structural stability and safety t soil stabilization during the course of excavation for basement/s with safe design for read super structure for the safety of the structure as well as neighbouring property, put	etaining walls				E	BBMP/0447/CH/18-19	. ,	3122000 DD N1.	20190812603857		
footpaths, and besides ensuring safety of the structure as well as heighbouring property, pu footpaths, and besides ensuring safety of workman and general public by erecting saf 32.Sufficient two wheeler parking shall be provided as per requirement. 33.Traffic Management Plan shall be obtained from Traffic Management Consultant for	e barricades.					No. 1.		Head Labour Cess amount	Amount (INR) 3122000	nemärk	
structures which shall be got approved from the Competent Authority if necessary. 84.Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906 & 2993/2008.	·										
35.If any owner / builder contravenes the provisions of Building Bye-laws and rules in fractionary and rules in fractionary will inform the same to the concerned registered Architect / Engineers / Superationary and the same to the concerned registered architect of the same to the same to the same to the concerned registered architect of the same to the concerned registered architect of the same to the s	ervisor in the										
first instance, warn in the second instance and cancel the registration of the profession same is repeated for the third time. 36.The Builder / Contractor / Professional responsible for supervision of work shall not	shall not										
materially and structurally deviate the construction from the sanctioned plan, without p approval of the authority. They shall explain to the owner s about the risk involved in c of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders an	ontravention										
the BBMP. 7.In case of any false information, misrepresentation of facts, or pending court cases, sanction is deemed cancelled.	the plan										
	FAR & Tenement D	etails Juctions			_						
	No. of Built BU	m Total	s (Area in Sq.mt.) Proposed Add FAR Area In Area FAR	Total Tnmt	t						
	Block Same Up Area in Bldg (Sq.mt.) Sq.	Area mt.) (Sq.mt.)	(Sq.mt.) (Sq.mt.)	FAR Area (No.)	-						
	WING 1 10457.80	Sutout StairCase Lift Lift Mach 274.53 10183.27 52.09 53.51 6	Void Ramp Parking Resi. Stair .69 64.07 188.87 4619.44 5155.20 43.40	5198.60 50	0						
	(A) WING		.37 158.69 0.00 0.00 9295.65 0.00								
	Grand	644.70 19781.43 115.69 120.36 20	.06 222.76 188.87 4619.44 14450.85 43.40	14494.25 135.00	0 Block l	JSE/SUBUSE	Details				
	Required Parking(T	able 7a)			Block Na WING (J			Block Structure C	ock Land Use ategory R		
	Block Type SubUs	(34.ml.) Reda. Prop. Reda./UI		Dia alta M	WING (. ,			R		
	WING (A) Residential Apartm WING (B) Residential Apartm Total :		50 - 85 - 135 151	BIOCK :V	WING (A)	uctions					
	Parking Check (Ta	ble 7b)			Gross BUA	s Total	Ded	uctions (Area in Sq.mt.)	Proposed Add FAR Are Area FAF	aln	Tnmt
	Vehicle Type No.		hieved Area (Sq.mt.)	Name	Builtup in Area Sq.m	ht.) Area (Sq.mt.)		1:4	(Sq.mt.) (Sq	mt.) FAR Area (Sq.mt.)	(No.)
	Car135Visitor's Car Parking14Total Car149	192.50 0	2076.25 0.00 2076.25	Terrace	Cu 58.78	0.00 58.78	tairCase Lift 52.09 0.00	Lift MachineVoidRampParking6.690.000.000.00		air 0.00 0.00	00
	TwoWheeler - Other Parking -	192.50 0 	0.00 2543.20	Third		54.65 1050.80	0.00 6.69	0.00 13.07 0.00 0.00		0.00 1031.04	
		2241.25	4619.45	Floor		54.65 1050.80 54.65 1050.80	0.00 6.69 0.00 6.69	0.00 13.07 0.00 0.00 0.00 13.07 0.00 0.00		0.001031.040.001031.04	
	UnitBUA Table for		No. of Rooms No. of Tenement	First Floor		54.65 1050.80	0.00 6.69	0.00 13.07 0.00 0.00		0.00 1031.04	
	gf-01 gf-02	FLAT 105.09 105.09 FLAT 77.48 77.48	7 6	Floor	1105.45 4871.77	55.93 1049.52 0.00 4871.77	0.00 6.69 0.00 20.06	0.00 11.79 0.00 0.00 0.00 0.00 188.87 4619.44		0.001031.043.4043.40	
	gf-03 gf-04 GROUND gf-05	FLAT 84.20 84.20 FLAT 82.02 82.02 FLAT 96.10 96.10	6	Total: 1 Total Number	10457.80 2	274.53 10183.27	52.09 53.51	6.69 64.07 188.87 4619.44	5155.20 4	3.40 5198.60	50
	FLOOR PLAN gf-06 gf-07	FLAT 78.36 78.36 FLAT 78.03 78.03	6 6	of Same Blocks	1						
	gf-08 gf-09 gf-10	FLAT 104.37 104.37 FLAT 96.26 96.26 FLAT 83.66 83.66	7	: Total: 1	10457.80 2	274.53 10183.27	52.09 53.51	6.69 64.07 188.87 4619.44	5155.20 4	3.40 5198.60	50
	TYP-01 TYP-02	FLAT 105.09 105.09 FLAT 77.48 77.48	7 6	Block :W		Ictions		Proposed			
	TYP-03 TYP-04 TYPICAL - 1, 2, TYP-05	FLAT 84.20 84.20 FLAT 82.02 82.02 FLAT 96.10 96.10	6		Gross Builtup Area		Deductions (Area in Sq.mt.) FAR Area T (Sq.mt.) A	otal FAR rea Tnmt (N Sq.mt.)	lo.)	
	3& 4 FLOOR PLAN TYP-06 TYP-07	FLAT 78.36 78.36 FLAT 78.03 78.03	6 6	Terrace	Alea	(04.111.)	StairCase Lift 63.60 0.00	Lift Void Resi.		00	
	TYP-08 TYP-09 TYP-10	FLAT 104.37 104.37 FLAT 96.26 96.26 FLAT 83.66 83.66	7	FIOOr	1978.27	73.39 1904.88	0.00 13.37	0.00 32.38 1859.13	1859.13	17	
	Total: -	- 4427.85 4427.85		Second Floor	1978.27	73.39 1904.88 73.39 1904.88	0.00 13.37	0.00 32.38 1859.13	1859.13	17 17	
	UnitBUA Table for FLOOR Name GF_19		No. of Rooms No. of Tenement	First Floor Ground Floor	1978.28	73.39 1904.88 76.61 1901.67	0.00 13.37 0.00 13.37	0.00 29.17 1859.13	1859.13	17 17	
	GF-11 GF-12	FLAT 100.87 100.87 FLAT 86.31 86.31	7 6	Total: Total Number of	9968.33	370.17 9598.16	63.60 66.85	5 13.37 158.69 9295.65	9295.65	85	
	GF-13 GF-14 GF-15	FLAT 95.80 95.80 FLAT 99.78 99.78 FLAT 79.10 79.10	7	Same Blocks	1						
	GF-16 GF-17	FLAT 95.65 95.65 FLAT 91.04 91.04	7 7 7	Total:	9968.33	370.17 9598.16	63.60 66.85	i 13.37 158.69 9295.65	9295.65	85	
	GROUND FLOOR PLAN GF-20 tyf-21	FLAT 106.68 106.68 FLAT 107.50 107.50	8 17 8					OWNER / GPA HOLDER'S			
	tyf-22 tyf-23	FLAT 97.30 97.30 FLAT 75.76 75.76	7 6					OWNER'S ADDRESS WITH ID			
	tyf-24 tyf-25	FLAT 84.85 84.85 FLAT 112.54 112.54	6 8					NUMBER & CONTACT NUMBER M/s Sthankiya Developers Re	ep by its Partner		
	tyf-26 tyf-27 GF-21	FLAT 98.44 98.44 FLAT 81.23 81.23 FLAT 85.92 85.92	6 6					Mr.Nikhil K.Rajyaguru #212,E Centre,M.G Road,Bangalore	อสา เปที		
	GF-22 GF-23	FLAT 97.30 97.30 FLAT 75.76 75.76	7 6								
	GF-24 GF-25 GF-26	FLAT 84.85 84.85 FLAT 112.54 112.54 FLAT 98.44 98.44	8					ARCHITECT/ENGINEER			
	GF-27 tyf-11	FLAT 81.23 81.23 FLAT 100.87 100.87	6 7					/SUPERVISOR 'S SIGNATURE Kavya S.P #9,opp to SBI, kat road,BSK 3rd stage #9,opp to	SBI,	£	
	3& 4 FLOOR PLAN tyf-12 tyf-13 tyf-14	FLAT 86.31 86.31 FLAT 95.80 95.80 FLAT 99.78 99.78	7			ordance with the accep		katriguppe main road,BSK 3 BCC/BL-3.6E-4154/2016-17	rd stage		
	tyf-15 tyf-16	FLAT 79.10 79.10 FLAT 95.65 95.65	6 7	lp number: terms and cond		ing (<u>NORTH</u>) on dat <u>JD_NORTH/0050/18–19</u> along with this buildin	9 subject t g plan approval.	O PROJECT TITLE :		A.T.I	100/1
	tyf-17 tyf-18 tyf-20	FLAT 91.04 91.04 FLAT 106.68 106.68 FLAT 107.50 107.50	8	Validity of this a	approval is two v	Jears from the care of the build be a signation : Jo Organization : Bo	BOARAJU Director Town Pl BRUHAT BANGALO	PROPOSED RESIDENTIAL I anning (別の289/4,RACHENAHALLI V REMAH 世俗的作品LUK, WARD NO: 06	SUILDING AT KH ILLAGR,K.R PUR/ 5.		
	Total:	FLAT 107.50 107.50 FLAT 96.91 96.91 - 7978.40 7978.40	7		B. R. Mussluk	PALIKE Date : 03-Jun-20	019 14: 45:35				
							NORTH	DRAWING TITLE :	SITE PLAN		
								SHEET NO · 1			

SHEET NO :