

This Plan Sanction is issued subject to the following conditions : 1.Sanction is accorded for the Commercial Building at 2355/78/6.5.3.8B,9(P), Doddakannahalli Village, Bengaluru, Bangalore.
a).Consist of 3Basement + 1Ground + 11 only. 2. Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any

3.28261.20 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 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 3.00 mts. from the building within the premises. 11. 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 Bye-law No.

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

13. The applicant shall plant at least two trees in the premises.14. Permission shall be obtained from forest department for cutting trees before the commencement 15.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. 16.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. 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 IV-8 (e) to (k). 8. The building shall be constructed under the supervision of a registered structural engineer. 19.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. 20.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 21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the 22.Drinking water supplied by BWSSB should not be used for the construction activity of the 23. 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). 4.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.

25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the 26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured. 27. 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. 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. 29. 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 morning hours. 30.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g 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).

31. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades. 32. Sufficient two wheeler parking shall be provided as per requirement. 33.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. 34.The Owner / Association of high-rise building shall obtain clearance certificate from Fire Forece Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be 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 empaneled agencies of the Fire Forece Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire 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

38.Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008

39.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

renewal of the permission issued that once in Two years.

37.The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect o

40. The Builder / Contractor / Professional responsible for supervision of work shall not 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

41.In case of any false information, misrepresentation of facts, or pending court cases, the plan

Block :A (COMMERCIAL BUILDING)

Board" should be strictly adhered to

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".

construction workers in the labour camps / construction sites.

Block USE/SUBUSE Details

Block Name Block Use Block SubUse Block Structure Category

A (COMMERCIAL Commercial Com Commercial Business Office Highrise C2

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Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

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.

1.Accommodation shall be provided for setting up of schools for imparting education to the children o 2.List of children of workers shall be furnished by the builder / contractor to the Labour Department 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.

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Plot Use: Commercial Plot SubUse: Business Office Land Use Zone: Industrial-I(H) (Hi-Tech) Plot/Sub Plot No.: 2355/78/6,5,3,8B,9(P) Khata No. (As per Khata Extract): 2355/78/6,5,3,8B,9(P) Locality / Street of the property: Doddakannahalli Village, Bengaluru Location: Ring-III

Building Line Specified as per Z.R: NA Zone: Mahadevapura Planning District: 316-Varthur AREA OF PLOT (Minimum) Deduction for NetPlot Area Deduction for Balance Plot Area Park And OpenSpace Area Permissible Coverage area (45.00 Proposed Coverage Area (38.55 %) Achieved Net coverage area (38.55 %) Balance coverage area left (6.45 %) Permissible F.A.R. as per zoning regulation 2015 (3.00 Additional F.A.R within Ring I and II (for amalgamated plot -) Allowable TDR Area (60% of Perm.FAR) Allowable max. F.A.R Plot within 150 Mt radius of Metro station (Total Perm. FAR area (3.00) Commercial FAR (98.15%) Proposed FAR Area Achieved Net FAR Area (2.98) Balance FAR Area (0.01) BUILT UP AREA CHECK Proposed BuiltUp Area

VERSION NO.: 1.0.9 VERSION DATE: 01/11/2013

Approval Date : 02/28/2019 1:39:23 PM

Achieved BuiltUp Area

Substructure Area Add in BUA (Layout LvI)

AREA STATEMENT (BBMP)

Reference No. , KSFES/GBC(1)/311, KSFES/NOC/1018/2018 19-02-2019 Electric Supply Company)

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/2551/CH/18-19	BBMP/2551/CH/18-19	1049858	Online	7468613319	09/29/2018 4:49:37 PM	-
	No.		Head		Amount (INR)	Remark	
	1	S	crutiny Fee		1049858	-	
2	BBMP/3511/CH/19-20	BBMP/3511/CH/19-20	32320000	Online	8513174161	06/13/2019	
	No.	Head Security Deposit			Amount (INR)	Remark	
	1.				7663648.00		
	2.	Lake Rejuvenation Cess			0.00		
	3.	Administrative charges			118341.00		
	4.	License fee Scrutiny fee Compound wall charges			23495457.00		
	5.				124915.00		
	6.				149500.00		
	7.	Fee U/s 18(1) of KTCP Building	act (Bettermen	act (Betterment Levy) for			
	8.	Ground Rent			0.00	Hon'ble High court stay 15860-1 for ground rent	5866/2019(LB-BMP)
	9.	Fee U/s 18(1) of KTCP	act (Betterment Levy) for Site		0.00		
	BBMP/11239/CH/18-19)	11716000	VIJBI	119124037304	05/04/2019	
	No.		Head		Amount (INR)	Remark	
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FAR &Tenement Details

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

OWNER / GPA HOLDER'S SIGNATÚRE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: M/S INDUSTECH PARK PVT LTD (OWNER) M/S SALARPURIA BUILDERS PVT. LTD #3, SALARPURIA WINDSOR , 4TH FLOOR, ULSOOR

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Shashidhara. N. R V.S.Associates, 1st Main, Maratha Hostel Complex, Siddaganga Extn B.H.Road. V.S.Associates, 1st Main, Maratha The plans are approved in accordance with the acceptance for approval by Hostel Complex, Siddaganga Extn B.H.Road.

the Joint Director of town planning (NORTH) on date: 28/02/2019 BCC/BL-3.2.3/E-1085/92-93

DRAWING TITLE: SITE PLAN

This is a system generated drawing as nor the soft sany submitted by the Architect/ License Engineer