

	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Ord
	the BBMP.
	37.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
	corDefinedMatrie (000.00 v 1800.00MM)

## VERSION NO.: 1.0.9 Block USE/SUBUSE Details FAR &Tenement Details AREA STATEMENT (BBMP) Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM VERSION DATE: 01/11/2018 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 : PROJECT DETAIL: Block Land Use Proposed Add Area Block Name Block Use Block SubUse Block Structure Authority: BBMP Category Plot Use: Residential Total Built FAR Area In FAR Total FAR Deductions (Area in Sq.mt.) 1.Registration of No. of Tnmt Inward\_No: BBMP/Addl.Dir/JD A1 (RESIDENTIAL Up Area Block Same Bldg (Sq.mt.) (Sq.mt.) (Sq.mt.) Area Applicant / Builder / Owner / Contractor and the construction workers working in the Plot SubUse: MultiDwelling Units Residential MultiDwelling Units Bldg upto 15.0 mt. Ht. R (No.) NORTH/0023/18-19 APARTMENT) (Sq.mt.) construction site with the "Karnataka Building and Other Construction workers Welfare StairCase Lift Lift Ramp Parking Resi. Stair Application Type: General Land Use Zone: Residential (Main) Board"should be strictly adhered to. Proposal Type: Building Permission Plot/Sub Plot No.: 142 Required Parking(Table 7a) 2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and (RESIDENTIAL 9320.70 6.69 209.47 1880.39 7120.70 41.82 40.14 21.49 7142.19 list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the Khata No. (As per Khata Extract): 1644 70 Nature of Sanction: New APARTMENT) same shall also be submitted to the concerned local Engineer in order to inspect the establishment Locality / Street of the property: GUNJUR VILLAGE, VARTHUR HOBLI, Location: Ring-III Grand Total: Block Area Units and ensure the registration of establishment and workers working at construction site or work place. BANGALORE. Туре SubUse 9320.70 41.82 40.14 6.69 209.47 1880.39 7120.70 21.49 7142.19 70.00 Reqd. Prop. Reqd./Unit Reqd. Prop. Name (Sq.mt.) 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of Building Line Specified as per Z.R: NA workers engaged by him. Zone: Mahadevapura (RESIDENTIAL Residential Units MultiDwelling 50 - 225 70 1 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker -Ward: Ward-149 Block :A1 (RESIDENTIAL APARTMENT) in his site or work place who is not registered with the "Karnataka Building and Other Construction APARTMENT) Planning District: 316-Varthur workers Welfare Board". Total : 70 77 SQ.MT. AREA DETAILS: Proposed Add Area Parking Check (Table 7b) AREA OF PLOT (Minimum) Note : (A) 4348.05 Total Built FAR Area In FAR Total FAR Deductions (Area in Sq.mt.) Floor Deduction for NetPlot Area Tnmt (No.) Up Area (Sq.mt.) (Sq.mt.) Area Name 1.Accommodation shall be provided for setting up of schools for imparting education to the children o Reqd. Achieved 1360.38 Road Widening Area (Sq.mt.) (Sq.mt.) Lift Machine Vehicle Type Resi. Stair StairCase Lift Ramp Parking f construction workers in the labour camps / construction sites. Area (Sq.mt.) Area (Sq.mt.) No. 1360.38 No. Total 2.List of children of workers shall be furnished by the builder / contractor to the Labour Department Terrace 1058.76 70 962.50 (A-Deductions) 2987.67 77 NET AREA OF PLOT Car 48.51 41.82 0.00 6.69 0.00 0.00 0.00 0.00 0.00 which is mandatory. Floor Fourth Visitor's Car Parking 96.25 0.00 7 0 COVERAGE CHECK 3.Employment of child labour in the construction activities strictly prohibited. 1442.00 0.00 6.69 0.00 0.00 0.00 1435.31 0.00 1435.31 Total Car 1058.75 1058.76 Permissible Coverage area (55.00 %) 1643.22 77 77 4.Obtaining NOC from the Labour Department before commencing the construction work is a must. Floor TwoWheeler 96.25 0 0.00 5.BBMP will not be responsible for any dispute that may arise in respect of property in question. -Proposed Coverage Area (46.8 %) 1398.29 Third Floor 1442.00 0.00 6.69 0.00 0.00 0.00 1435.31 0.00 1435.31 6.In case if the documents submitted in respect of property in question is found to be false or Other Parking 849.13 Achieved Net coverage area (46.8 %) 1398.29 Second -1442.00 0.00 6.69 0.00 0.00 0.00 1435.31 0.00 1435.31 fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated. 1155.00 1907.89 Total Balance coverage area left (8.2 %) 244.93 Floor 1429.86 0.00 6.69 0.00 0.00 0.00 1423.17 0.00 1423.17 First Floor FAR CHECK UnitBUA Table for Block :A1 (RESIDENTIAL APARTMENT) Ground Permissible F.A.R. as per zoning regulation 2015 (1.75) 7609.08 0.00 6.69 0.00 0.00 0.00 1391.60 1398.29 0.00 1391.60 Floor 0.00 Additional F.A.R within Ring I and II (for amalgamated plot -) Basement 2118.04 0.00 6.69 0.00 209.47 1880.39 0.00 21.49 21.49 00 FLOOR Name UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenement Allowable TDR Area (60% of Perm.FAR ) 0.00 Floor FLAT 102.88 93.77 0.00 9320.70 41.82 40.14 6.69 209.47 1880.39 7120.70 21.49 7142.19 10 Allowable max. F.A.R Plot within 150 Mt radius of Metro station ( - ) Total: 70 FLAT 90.52 Total 82.13 Total Perm. FAR area (1.75) 10 7609.08 FLAT Number of 102.88 93.77 11 Residential FAR (99.70%) 7120.70 Same FLAT 12 90.95 82.55 7142.19 Proposed FAR Area Blocks FLAT 90.95 82.46 7142.19 Achieved Net FAR Area (1.64) FLAT 107.47 97.95 466.89 Balance FAR Area (0.11) Total: 9320.70 41.82 40.14 6.69 209.47 1880.39 7120.70 21.49 7142.19 FLAT 80.02 72.36 GROUND BUILT UP AREA CHECK 14 FLOOR PLAN FLAT 80.01 72.36 9320.70 Proposed BuiltUp Area 15.00 FLAT 80.02 72.41 Substructure Area Add in BUA (Layout Lvl) Balcony Calculations Table FLAT 74.06 67.14 9335.70 Achieved BuiltUp Area FLAT 74.06 67.14 FLAT 74.06 FLOOR SIZE AREA TOTAL AREA 67.14 FIRST FLOOR PLAN FLAT .10 X 3.61 X 4 X 1 15.84 49.84 76.59 69.17 Approval Date : 02/25/2019 9:23:47 AM FLAT 74.85 67.51 .08 X 3.61 X 1 X 1 3.91 11 X 3.61 X 1 X 1 FLAT 102.44 93.65 3.98 01 Payment Details 91 1.09 X 3.76 X 2 X 1 010 FLAT 94.50 86.12 8.18 1.09 X 4.22 X 1 X 1 4.57 011 FLAT 102.40 93.61 Receipt Challan Transaction Amount (INR) Payment Mode Payment Date Remark Sr No. 012 FLAT 90.95 82.55 1.08 X 4.22 X 1 X 1 4.57 Number Number Number OWNER / GPA HOLDER'S 08/08/2018 013 FLAT 90.95 82.46 .11 X 4.22 X 1 X 1 4.66 BBMP/0878/CH/18-19 BBMP/0878/CH/18-19 41478 Online 7266503203 1 SIGNATURE 1:17:15 PM 014 FLAT 1.10 X 3.76 X 1 X 1 4.13 102.40 93.53 Remark Amount (INR) TYPICAL - 2, 3& 4 FLC No. Head FIRST FLOOR 02 FLAT 84.59 76.93 OWNER'S ADDRESS WITH ID 39.60 1.22 X 3.61 X 3 X 3 186.09 14 Scrutiny Fee 41478 1 PLAN -PLAN FLAT 84.58 76.93 03 NUMBER & CONTACT NUMBER : 1.37 X 3.61 X 1 X 3 14.88 FLAT 84.69 77.02 04 BBMP/9637/CH/18-19 BBMP/9637/CH/18-19 2557000 8352374145 06/19/2019 2 Online M/s KEYSTONE PROJECTS 1.53 X 3.51 X 1 X 3 16.02 FLAT 78.03 71.11 05 1.52 X 3.61 X 1 X 3 16.50 NO-8-3-168/B/24, LAKSHMINAGAR Amount (INR) Remark No. Head FLAT 78.03 71.11 06 1.22 X 3.76 X 3 X 3 41.22 LANE-2, ESI NO-8-3-168/B/24, 07 FLAT 78.03 71.11 933570.00 Security Deposit 1. 1.53 X 4.22 X 3 X 3 57.87 FLAT LAKSHMINAGAR LANE-2, ESI 08 80.50 73.08 Total 235.93 2. 108701.00 Lake Rejuvenation Cess FLAT 09 78.83 71.49 FLAT 001 102.88 94.10 3. Administrative charges 14569.00 0010 FLAT 96.01 87.63 4. License fee 840213.00 0011 FLAT 102.89 94.10 42011.00 Scrutiny fee 0012 5. FLAT 90.95 82.55 ARCHITECT/ENGINEER 0013 FLAT 90.95 82.46 56600.00 6. Compound wall charges /SUPERVISOR 'S SIGNATURE 0014 FLAT 102.89 94.02 Fee U/s 18(1) of KTCP act (Betterment Levy ) for 18671.00 RAMESH S #502, SMR ASTRA APARTMENT, 5TH 7. FLAT 86.45 78.79 TYPICAL - 2, 3& 002 42 4 FLOOR PLAN 003 A Subrath CROSS, GAYATHRINAGAR FLAT 86.45 78.79 Ground Rent 495726.00 8. 004 FLAT 86.46 78.79 BCC/BL-3.6/E-4350/18-19 Fee U/s 18(1) of KTCP act (Betterment Levy ) for Site 86961.00 9. 005 FLAT 78.46 71.54 The plans are approved in accordance with the acceptance for approval by 006 FLAT 78.46 71.54 1443000 KKBKR52019032700697099 03/27/2019 BBMP/9694/CH/18-19 the Joint Director of town planning (<u>NORTH</u>) on date: <u>25/02/201</u>/gide 007 FLAT 78.46 71.54 Amount (INR) Remark Head No. 008 FLAT 81.55 74.13 PROJECT TITLE : 1443000 Labour Cess amount terms and conditions laid down along with this building plan approval. 009 FLAT 80.19 1. 72.85 PLAN SHOWING THE PROPOSED RESIDENTIAL 6159.38 70 Total: 5606.99 599 Validity of this approval is two years from the date of issue. APARTMENTBUILDING AT SURVEY NO-142, KATHA NO-1644, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO-149, BANGALORE. Name : B R MUDDARAJU Designation : Joint Director Town Planning (JDTP) Organization : BRUHAT BANGALORE MAHANAGARA PALIKE.. Date : 26-Jun-2019 13: 48:09 DRAWING TITLE : SITE PLAN rders of NORTH

SHEET NO: 1

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

## Approval Condition : This Plan Sanction is issued subject to the following conditions :

## 1. Sanction is accorded for the Residential Building at 142, GUNJUR VILLAGE, VARTHUR HOBLI , BANGALORE., Bangalore.

a).Consist of 1Basement + 1Ground + 4 only. 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any

other use. 3.1907.89 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 near by 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

& around the site. 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

of the work. 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). 18. 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 to occupy the building.

21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority. 22.Drinking water supplied by BWSSB should not be used for the construction activity of the

building. 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). 24. 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 building.

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 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 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise

35. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

first instance, warn in the second instance and cancel the registration of the professional if the 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 previous approval of the authority. They shall explain to the owner's about the risk involved in contravention

authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the

& 2993/2008.

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

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

structures which shall be got approved from the Competent Authority if necessary.