

## This Plan Sanction is issued subject to the following conditions

- 1. Sanction is accorded for the Residential Building at Khata No. PROPOSED RESIDENTIAL APARTMENT BUILDING AT: BBMP KHATHA NO : 1985, SY NO : 44/1, 44/2, SITUATED @ BELATHUR VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK, WARD NO : 54. a)Consist of BF+GF+4 UF (Four Upper floors) only
- 2. Sanction is accorded for **Residentail use** only. The use of the building shall not be deviated to any other use.
- 3. Two Basement Floor 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. 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. 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** 400 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.
- 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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.8 VERSION DATE: 01/09/2018					
AREA STATEMENT (BBMP)						
PROJECT DETAIL:						
Authority: BBMP	Plot Use: Residential					
Inward_No: BBMP/Addl.Dir/JD NORTH/0007/18-19	Plot SubUse: Apartment					
Application Type: General	Land Use Zone: Residential (Main)					
Proposal Type: Building Permission	Plot/Sub Plot No.: 44/1,44/2					
Nature of Sanction: New	City Survey No.: 44/1,44/2					
Location: Ring-III	Khata No. (As per Khata Extract): 1985					
Building Line Specified as per Z.R: 17th Cross Malleswaram	Locality / Street of the property: BELATHU HOBLI,BANGALORE EAST THALUK.	R VILLAGE,BIDARAHALLI				
AREA DETAILS:	•	SQ.MT				
AREA OF PLOT (Minimum)	(A)	4742.6				
Deduction for NetPlot Area						
Road Widening Area		748.				
Total		748.				
NET AREA OF PLOT	(A-Deductions)	3993.0				
COVERAGE CHECK	•	•				
Permissible Coverage area (5	5.00 %)	2196.6				
Proposed Coverage Area (47.	.08 %)	1880.3				
Achieved Net coverage area	( 47.08 % )	1880.3				
Balance coverage area left (7	7.92 % )	316				
Existing Structure To Be Dem	olish	80.0				
FAR CHECK		•				
Permissible F.A.R. as per zon	ing regulation 2015 ( 2.25 )	10670.8				
Additional F.A.R within Ring I	and II ( for amalgamated plot - )	0.0				
Allowable TDR Area (60% of	Perm.FAR)	0.0				
Allowable max. F.A.R Plot wit	hin 150 Mt radius of Metro station ( - )	0.0				
Total Perm. FAR area ( 2.25 )	10670.8					
Residential FAR (99.59%)	9910.8					
Proposed FAR Area	9951.3					
Achieved Net FAR Area ( 2.10	9951.3					
Balance FAR Area (0.15)		719.5				
BUILT UP AREA CHECK						
Proposed BuiltUp Area		13073.7				
Achieved BuiltUp Area		13088.7				

Color Notes

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category					
A (PROPOSED RESIDENTIAL BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R					
Required Parking(Table 7a)									

Block	Туре	SubUse	Area	Ur	nits	Car			
Name	туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (PROPOSED RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	89	-	
	Total :		-	-	-	-	89	98	

Vehicle Type	R	leqd.	Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	89	1223.75	98	1347.50	
Visitor's Car Parking	9	123.75	0	0.00	
Total Car	98	1347.50	98	1347.50	
TwoWheeler	-	123.75	0	0.00	
Other Parking	-	-	-	1714.94	
Total		1471.25		3062.4	

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	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.)	Carpet Area other than Tenement	
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Stair			Tonomont
A (PROPOSED RESIDENTIAL BUILDING)	1	13169.29	95.58	13073.71	40.46	46.93	3.61	56.14	137.21	2838.03	9910.87	40.46	9951.33	89	93.28
Grand Total:	1	13169.29	95.58	13073.71	40.46	46.93	3.61	56.14	137.21	2838.03	9910.87	40.46	9951.33	89.00	93.28

Block : A (PROPOSED RESIDENTIAL BUILDING)

Floor Name	Name Builtup in Area Area Sq.mt.) (Sq.mt.)				nt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than			
		Cutout	1	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Stair	1		Tenement
Terrace Floor	47.68	0.00	47.68	40.46	3.61	3.61	0.00	0.00	0.00	0.00	0.00	0.00	00	0.0
Fourth	2060.04	17.00	2043.04	0.00	7.22	0.00	11.23	0.00	0.00	2024.59	0.00	2024.59	18	0.0
Floor Third	2060.04	17.00	2043.04	0.00	7.22	0.00	11.23	0.00	0.00	2024.59	0.00	2024.59	18	0.0
Floor Second	2060.04	17.00	2043.04	0.00			11.23	0.00	0.00	2024.59	0.00	2024.59		0.0
Floor First					7.22	0.00							18	
Floor Ground	2010.64	17.00	1993.64	0.00	7.22	0.00	11.23	0.00	0.00	1975.19	0.00	1975.19	18	0.0
Floor	1907.93	27.58	1880.35	0.00	7.22	0.00	11.22	0.00	0.00	1861.91	0.00	1861.91	17	93.2
Basement Floor	3022.92	0.00	3022.92	0.00	7.22	0.00	0.00	137.21	2838.03	0.00	40.46	40.46	00	0.0
Total: Total	13169.29	95.58	13073.71	40.46	46.93	3.61	56.14	137.21	2838.03	9910.87	40.46	9951.33	89	93.2
Number of Same Blocks	1													
: Total:	13169.29	95.58	13073.71	40.46	46.93	3.61	56.14	137.21	2838.03	9910.87	40.46	9951.33	89	9
Balcony C	alculation	s Table												
		100 10	SIZE		AREA		T	DTAL ARE						
FIRST FLO	UK PLAN		6.55 X 1 X 1 .12 X 1 X 1			3.74 4.25			124.35					
		1.08 X 3	3.36 X 1 X 1			3.63								
			8.75 X 1 X 1 8.35 X 1 X 1			3.95 3.54								
		1.08 X 3	3.35 X 1 X 1			3.62								
			2.63 X 1 X 1 3.42 X 1 X 1			2.84 3.61								
		1.10 X 3	3.78 X 1 X 1			4.16								
			6.94 X 1 X 1 6.06 X 1 X 1			4.33 5.57								
		1.10 X 3	3.80 X 1 X 1			4.17								
			.35 X 1 X 1 .12 X 1 X 1			4.59 4.51								
			3.52 X 1 X 1			3.82								
			5.72 X 1 X 1 5.49 X 1 X 1			6.30 6.01								
			65 X 1 X 1			4.01								
			6.74 X 1 X 1 8.31 X 2 X 1			7.29								
			5.10 X 1 X 1			3.96								
			3.56 X 1 X 1 3.98 X 1 X 1			2.32								
			3.30 X 1 X 1			2.00								
			6.30 X 1 X 1			4.06								
			3.90 X 1 X 1 3.53 X 1 X 1			2.54 2.29								
			6.31 X 1 X 1			4.10								
			6.08 X 1 X 1 7.59 X 1 X 1			3.94 8.13								
TYPICAL - 2 PLAN	2, 3& 4 FLO	OR 1.63 X 4	.12 X 1 X 3			20.16			519.54					
FLAN		1.66 X 3	.55 X 1 X 3			17.61								
			3.36 X 1 X 3			16.62 18.60								
						16.65								
			2.35 X 1 X 3			16.41 12.84								
		1.66 X 3	.42 X 1 X 3			17.01								
			8.78 X 1 X 3			18.75 19.59								
			5.94 X 1 X 3			24.69								
			.80 X 1 X 3			18.84 21.60								
			.35 X 1 X 3			21.60								
			3.52 X 1 X 3			17.49								
			5.72 X 1 X 3 5.49 X 1 X 3			28.05 27.09								
		0.65 X 3	3.31 X 1 X 3			6.48								
			5.10 X 1 X 3 3.98 X 1 X 3	_		11.67 7.80								
		0.65 X 3	3.30 X 2 X 3			12.90								
			6.08 X 1 X 3 8.53 X 1 X 3			11.85 6.87								
		0.65 X 6	6.31 X 1 X 3			12.27								
			3.90 X 1 X 3 3.56 X 1 X 3			7.56 6.96								
			6.30 X 1 X 3			6.96								
			7.59 X 1 X 3			37.62								
			6.65 X 1 X 3	_		18.09 34.95								

24.50

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

- 34. The Owner / Association of highrise 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 highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
- 36. The Owner / Association of highrise 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 the permission issued that once in Two years.
- 37. The Owner / Association of the highrise 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 of fire hazards.
- 38. 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 - 2003.
- 39. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the 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 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.
- 41. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) 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 / columns of the foundation. Otherwise the plan sanction deemed cancelled.
- 42. The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% Park and Open Spaces in the plot proposed for development.
- 43. 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 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.

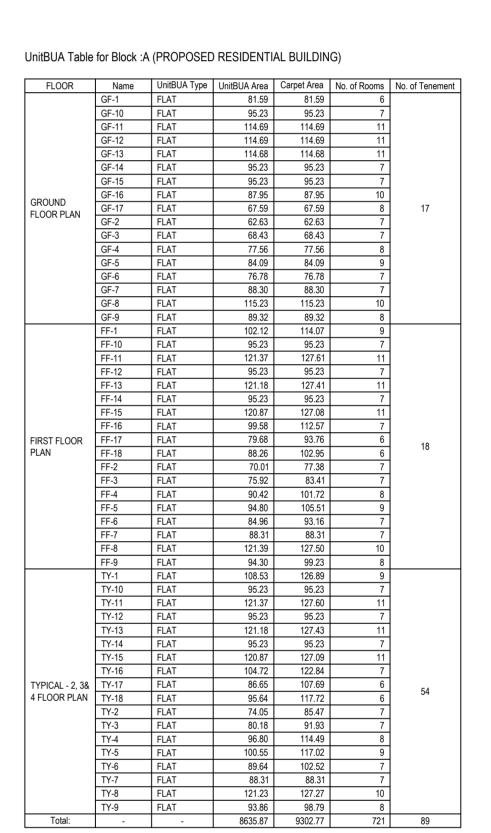
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

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"

## Note:

- 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 Department which is mandatory.
- 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.

sl. no	Challan Number	N	eceipt umber	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remarl
1	BBMP/0158/CH/18-	-19 BBMP/015	58/CH18-19	57944	Online	200008276641	05/25/2018	Remarl
	No.			Head	1		Remark	
	1.			Scrutiny Fee		57944		
2	BBMP/4986/CH/18-	19 BBMP/498	86/CH/18-19	3499005.9	Online	7902732983	01/15/2019	
	No.			Head		Amount (INR)	Remark	
	1.		Se	curity		1308873.21		
	2.		Lake f	posit Rejuvenation C	ess	118566.20		
	3.			inistrative char		19976.03		
	4.			ense fee		1177985.99		
	5.			rutiny fee		955.00		
	6.	Eeo II/s 1	8(1) of KTCF	ound wall char	yes	56700.00		
	7.		ent Levy ) for			26177.04		
	8.			nd Rent		695012.17		
	9.	Fee U/s	18(1) of KTC	P act (Betterm	ent Levy)	94852.16		
	BBMP/5346/CH/18	for Site	P/26/19-20	1978005.9	Online	7906895133	01/16/2019	
	No.	-10 110/22	120,10 20	Head		Amount (INR)	Remark	
						1978005.9	Itemark	
	1.		L	abour Cess am	ount	1976005.9		
BLOCK NAME A (PROPOSE		LENGTH	HEIGHT	NOS	$\square$			
RESIDENTIAL BUILDING) A (PROPOSE	- D2	0.75	2.10	398				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- D1	0.90	2.10	315				
RESIDENTIAL BUILDING)	- MD	1.10	2.10	90				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- SD1	2.10	2.10	12				
RESIDENTIAL BUILDING)	- SD	2.50	2.10	15				
CHEDULE (	OF JOINERY:							
BLOCK NAME A (PROPOSE		LENGTH	HEIGHT	NOS				
RESIDENTIAL BUILDING)	- V	1.00	1.00	214				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- W1	1.20	1.80	128				
RESIDENTIAL BUILDING) A (PROPOSE	- W3	1.20	1.80	03				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- W1	1.20	2.10	08				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- KW	1.30	1.80	45				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- W2	1.50	1.80	245				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- w2	1.50	1.80	01				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- W2	1.50	2.10	05				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- W4	2.00	1.80	01				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- w	2.00	1.80	01				
RESIDENTIAL BUILDING)	- W4	2.00	2.10	01				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- W	2.00	2.10	01				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- SD1	2.10	2.10	15				
A (PROPOSE RESIDENTIAL BUILDING) A (PROPOSE	- W	2.50	1.80	13				
		2.50	1.80	02				
RESIDENTIAL BUILDING) A (PROPOSE								



Railway Track		
Railway Track SITE PL/ SCALE 1:20		SRI. RAM MOHAN VORA (Managing partner of)M/s. SPLENDID PROPERTIES. (GPA Holder for) SRI. KRISHNA SINGH SMT. LAKSHMI BAI ARCHITECT/ENGINEER/SUPERVISOR'S SIGNATURE: MEHBOOB BASHA BCC/BL-3.6/E-3150/2007-08
	acceptance for approval by the Commissioner BBMP on date: 27/11/2018 vide lp number: BBMP/AddI.Dir/JD NORTH/0007/18–19 subject to terms and conditions laid down along with this building plan approv	PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO : 1985, SY NO : 44/1, 44/2, SITUATED @ BELATHUR VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK, WARD NO : 54. DRAWING TITLE: SITE PLAN SHEET NO: 01