

#### Approval Condition :

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

.Sanction is accorded for the Residential Building at 86-60-8/3 , Lingrajpuram, Bangalore. a).Consist of 2Basement + 1Ground + 2 only. 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any

other use. 3.12875.17 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.

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 buildina.

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. 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.Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.

35.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.

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 of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of

the BBMP. 37.In case of any false information, misrepresentation of facts, or pending court cases, the plan

sanction is deemed cancelled. UserDefinedMetric (900.00 x 1600.00MM)

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 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 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

### Note :

workers Welfare Board".

workers engaged by him.

.Registration of

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.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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9				
AREA STATEMENT (BBMF)	VERSION DATE: 01/11/2018				
PROJECT DETAIL:					
Authority: BBMP					
Inward_No: BBMP/Addl.Dir/JD NORTH/0002/18-19					
Application Type: General	Land Use Zone: Residential (Main)				
Proposal Type: Building Permission	Plot/Sub Plot No.: 86-60-8/3				
Nature of Sanction: New	City Survey No.: 59/2				
Location: Ring-II	Khata No. (As per Khata Extract): 86-60-8/3				
Building Line Specified as per Z.R: 17th Cross Malleswaram	Locality / Street of the property: Lingrajpuram				
Zone: East					
Ward: Ward-028					
Planning District: 217-Kammanahalli					
AREA DETAILS:		SQ.MT.			
AREA OF PLOT (Minimum)	(A)	8626.96			
Deduction for NetPlot Area					
Road Widening Area	201.54				
Total	201.54				
NET AREA OF PLOT	(A-Deductions)	8425.42			
COVERAGE CHECK					
		4212.71			
Proposed Coverage Area (25	2144.31				
Achieved Net coverage area	2144.31				
Balance coverage area left (	2068.40				
FAR CHECK	l.				
Permissible F.A.R. as per zo	ning regulation 2015 ( 2.50 )	21567.41			
Additional F.A.R within Ring	and II ( for amalgamated plot - )				
Allowable TDR Area (60% of	Perm.FAR )	0.00			
Allowable max. F.A.R Plot wi	thin 150 Mt radius of Metro station ( - )	0.00			
Total Perm. FAR area ( 2.50	)	21567.41			
Residential FAR (100.00%)		5471.76			
Proposed FAR Area	5471.76				
Achieved Net FAR Area ( 0.6	5471.76				
Balance FAR Area (1.87)					
BUILT UP AREA CHECK	l. I				
Proposed BuiltUp Area 18					
Substructure Area Add in BUA (Layout Lvl)					
Achieved BuiltUp Area 18128					

## Approval Date : 06/25/2018 5:06:57 PM

### NOC Details

Sr No.	Name of the Statutory Department	Reference No.	Date	Conditions Imposed
1	Storm Water	1	23/06/2018	-

### Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/0161/CH/18-19	BBMP/0161/CH/18-19	88677	Online	200008174092	05/24/2018 3:31:53 PM	-
	No.		Head		Amount (INR)	Remark	
	1	S	crutiny Fee		88677	-	
2	BBMP/3514/CH/19-20	BBMP/3514/CH/19-20	5666000.00	Online	8572708117	11/06/2019	
	No.		Head			Remark	
	1.	Security Deposit			1812890.00		
	2.	Lake I	Rejuvenation Ce	ess	215674.00		
	3.	Adm	ninistrative char	ges	24745.00		
	4.	Lic	cense fee		3148990.00		
	5.	Sc	crutiny fee		157449.50		
	6.	Comp	Compound wall charges				
	7.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Building			36258.00		
	8.	Grour	nd Rent		0.00	As per court o	rder
	9.	Fee U/s 18(1) of KTCP act (Betterment Levy ) for Sit			172539.00		

## Block USE/SUBUSE Details

Block Land Use Category 
 Block Name
 Block Use
 Block SubUse
 Block Structure
 Block Land U Category

 A (RESIDENTIAL BUILDING)
 Residential
 MultiDwelling Units
 Bldg upto 15.0 mt. Ht.
 R

# LOCATION MAP

### FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than
	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	(04.111.)		Tenement	
A (RESIDENTIAL BUILDING)	1	18113.90	109.81	149.73	118.47	562.19	196.46	714.89	10636.05	5471.77	5471.77	08	5043.62
Grand Total:	1	18113.90	109.81	149.73	118.47	562.19	196.46	714.89	10636.05	5471.77	5471.77	8.00	5043.62

### Required Parking(Table 7a)

Block	Туре	SubUse	Area	Ur	its		Car	_
Name	Type	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL BUILDING)	Residential	MultiDwelling Units	50 - 225	1	-	1	8	-
	Total :		-	-	-	-	8	338

Vehicle Type	R	eqd.	Achieved		
venicie rype	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	8	110.00	190	2612.50	
Mech.Car	-	-	148	2035.00	
Visitor's Car Parking	1	13.75	0	0.00	
Total Car	9	123.75	338	4647.50	
TwoWheeler	-	13.75	0	0.00	
Other Parking	-	-	-	8227.67	
Total		137.50		12875.17	

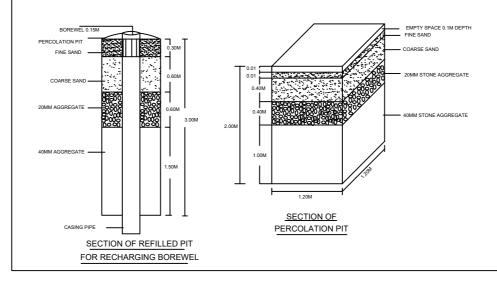
### Block :A (RESIDENTIAL BUILDING)

Floor Name	Total Built Up Area		Deductions (Area in Sq.mt.)								Tnmt (No.) Carpe	
Indiffe	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	(Sq.mt.)	(140.)	than Tenemen
Terrace Floor	228.28	109.81	0.00	118.47	0.00	0.00	0.00	0.00	0.00	0.00	00	0.0
Second Floor	1909.09	0.00	31.61	0.00	64.25	0.00	0.00	0.00	1813.23	1813.23	08	0.0
First Floor	1544.06	0.00	29.53	0.00	406.12	0.00	0.00	0.00	1108.41	1108.41	00	2493.49
Ground Floor	2319.32	0.00	29.53	0.00	57.53	196.46	0.00	0.00	2035.80	2035.80	00	2035.80
Basement First Floor	6052.98	0.00	29.53	0.00	20.68	0.00	357.70	5205.61	352.25	352.25	00	352.2
Basement Second Floor	6060.17	0.00	29.53	0.00	13.61	0.00	357.19	5430.44	162.08	162.08	00	162.08
Total:	18113.90	109.81	149.73	118.47	562.19	196.46	714.89	10636.05	5471.77	5471.77	08	5043.62
Total Number of Same Blocks	1											
Total:	18113.90	109.81	149.73	118.47	562.19	196.46	714.89	10636.05	5471.77	5471.77	08	504

## UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
	01	FLAT	213.85	190.80	15	
	02	FLAT	173.25	152.06	13	
	03	FLAT	170.51	150.43	12	
SECOND	04	FLAT	195.80	166.28	8	8
FLOOR PLAN	05	FLAT	203.58	175.05	9	°
	06	FLAT	170.67	149.01	13	
	07	FLAT	170.21	149.34	12	
	08	FLAT	211.59	187.02	15	
Total:	-	-	1509.45	1319.99	97	8

### DETAILS OF RAIN WATER HARVESTING STRUCTURES



	OWNER / GPA HOLDER'S SIGNATURE
	OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : Parakite Builders Pvt Itd G. Pulla Reddy , Gpr Towers, #6 , park Road , Tasker Town , Bangalore
	ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE KOMALA. R # G214, PRESTIGE WESTMINSTER, CUNNINGHAM ROAD, VASANTHNACAR. BCC/BL-3.6/E-4146/2015-16
The plans are approved in accordance with the acceptance for approval by the Commissioner BBMP ( <u>NORTH</u> ) on date: <u>25/06/2018</u> vide lp number: <u>BBMP/Addl.Dir/JD_NORTH/0002/18-19</u> subject	
Vale ip Humber: BBMP/Addi.Dir/JD_NORTH/0002/18-19	PROJECT TITLE : RESIDENTILA BUILSING
NORTH	DRAWING TITLE : SITE PLAN
	SHEET NO: 1