

							6th FLOOR 8 FLA 6th FLOOR 9 FLA	AT 166.37 143.88 13
		AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9				6th FLOOR EWS 01	
Approval Condition :	Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :	PROJECT DETAIL:	VERSION DATE: 01/11/2018	_			6th FLOOR EWS	
This Plan Sanction is issued subject to the following conditions :	1.Registration of	Authority: BBMP	Plot Use: Residential	-			6th FLOOR EWS	/S UNIT 25.72 21.97 3
1.Sanction is accorded for the Residential Building at 305/304, BHOGANAHALLI VILLAGE,VARTHUR HOBLI, BENGALURU EAST TALUK, BENGALURU, Bangalore.	Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare	Inward_No: BBMP/AddI.Dir/JD NORTH/0051/18-19	Plot SubUse: Apartment				6th FLOOR EWS	/S UNIT 25.56 21.96 3
a).Consist of 2Basement + 1Ground + 14 only.	Board" should be strictly adhered to	Application Type: General Proposal Type: Building Permission	Land Use Zone: Residential (Main) Plot/Sub Plot No.: 305/304	_		F	04 5th FLOOR 1 FLA	
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	Nature of Sanction: Modify	City Survey No.: Survey No. 140 & 123				5th FLOOR 10 FLA 5th FLOOR 11 FLA	
3.8354.10 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	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	Location: Ring-III	Khata No. (As per Khata Extract): 305/304 Locality / Street of the property: BHOGANAHALLI VILLAGE, VARTHUR	Required Parking(Table 7	a)		5th FLOOR 12 FLA	
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	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	Building Line Specified as per Z.R: NA	HOBLI, BENGALURU EAST TALUK, BENGALURU	Block Type SubUse Area			5th FLOOR 13 FLA 5th FLOOR 2 FLA	
for dumping garbage within the premises shall be provided.	workers engaged by him. 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker	Zone: Mahadevapura Ward: Ward-150			nt.) Reqd. Prop. Reqd./Unit Reqd. Prop. 50 2 - 1 8 -		FIFTH FLOOR 5th FLOOR 3 FLA	
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.	in his site or work place who is not registered with the "Karnataka Building and Other Construction	Planning District: 316-Varthur		B) Residential Apartment 50 - 2			5th FLOOR 4 FLA 5th FLOOR 5 FLA	
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.	workers Welfare Board".	AREA DETAILS: AREA OF PLOT (Minimum)	SQ.MT. (A) 33082.59	Parking Check (Table 7b			5th FLOOR 6 FLA	
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.	Note :	Deduction for NetPlot Area Road Widening Area	4909.60		/		5th FLOOR 7 FLA 5th FLOOR 8 FLA	
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.	1.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.	Total	4909.60	Vehicle Type Reqd.	Area (Sq.mt.) No. Area (Sq.mt.)	l.	5th FLOOR 9 FLA	AT 92.29 78.08 8
10. The applicant shall be decessible to an the tertains and occupants. equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.	2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.	NET AREA OF PLOT Deduction for Balance Plot Area	(A-Deductions) 28172.99	Car 147	Area (dd,inc) No. Area (dd,inc) 2021.25 162 2227.50		4th FLOOR 1 FLA 4th FLOOR 11 FLA	
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for	3.Employment of child labour in the construction activities strictly prohibited.	Road Widening Area	4909.60	H I lotal Car I 162 I	206.25 0 0.00 2227.50 162 2227.50		4th FLOOR 12 FLA	
installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.	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.	Amenity Area Total	1655.00 6564.60	TwoWheeler -	206.25 0 0.00		4th FLOOR 13 FLA 4th FLOOR 14 FLA	
12. The applicant shall maintain during construction such barricading as considered necessary to	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.	BALANCE AREA OF PLOT	(A-Deductions) 26517.99	Other Parking -	6126.60 2433.75 8354.10		4th FLOOR 15 FLA	
prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.		COVERAGE CHECK Permissible Coverage area (6	0.00 %) 15910.79				4th FLOOR 2 FLA FOURTH FLOOR 4th FLOOR 3 FLA	10.10 100.20 10
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	I Reference no. SL. NO. NOC Reference no. 1. BSNL AGM(TP)/S-6/Vol-31/2014-15/24 dt BG@8, dt : 23 - 09 - 2014	Proposed Coverage Area (6.7	8 %) 1797.48	Block USE/SUBUSE Detai	IS		PLAN 4th FLOOR 4 FLA 4th FLOOR 6 FLA	
of the work.	2. NOC from Fire Services Department GBC(1)296/2014, dt: 09 - 01 - 2015 3. NOC for height clearance from concerned jurisdictional aviation AAI/KIA/NOC/570-73, dt: 08 - 05 - 2015	Existing coverage area to be Achieved Net coverage area		Block Name Block Use B	Block SubUse Block Structure Block Land Use Category		4th FLOOR 7 FLA	AT 115.24 99.82 10
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	authority BWSSB/EIC/ACE(M)-II/DCE(M)-I/TA(M)-III/ 2752/2014-15, dt : 27 - 06 - 2014 4. NOC from BWSSB (Bangalore Water BWSSB/EIC/ACE(M)-III/DCE(M)-I/TA(M)-III/ 2752/2014-15, dt : 27 - 06 - 2014	Balance coverage area left (4 FAR CHECK		A (BLOCK B) Residential	Apartment Highrise R		4th FLOOR 8 FLA 4th FLOOR 9 FLA	
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	Supply and Sewerage Board) CE-(E-)BESCOM 148/16-17/3316-19, dt : 17 - 08 - 2017 Electric Supply Company) Electric Supply Company	Permissible F.A.R. as per zon	o o ()	-			4th FLOOR EWS	/S UNIT 26.10 21.97 3
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.	NOC from SEIAA (State Environment SEIAA 250 CON 2013, dt : 10 – 02 - 2017 Impact Assessment Authority)	Additional F.A.R within Ring I Allowable TDR Area (60% of	and II (for amalgamated plot -) 0.00 Perm.FAR) 0.00	FAR &Tenement Details			4th FLOOR EWS	
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).	7. NOC from Karnataka State Pollution Control Board (KSPCB) PCB/140/CNP/14/2563, dt : 03 - 08 - 2017	Allowable max. F.A.R Plot wit	hin 150 Mt radius of Metro station (-) 0.00	Deductions			3rd FL0OR 10 FLA	
 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 		Total Perm. FAR area (2.00) Residential FAR (99.76%)	62855.18 20378.69		Total Deductions (Area in Sg.mt.)	a In Total Carpet	3rd FLOOR 17 FLA 3rd FLOOR 1 FLA	
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		Proposed FAR Area Existing FAR Area	20428.20 42365.60	Block Same Up Area in	Up Area Area FAR (Sq.mt.) (Sq.m	mt.) FAR Area (No.) other (No.)	3rd FLOOR 12 FLA	
from the date of issue of license & within one month after its completion shall apply for permission		Achieved Net FAR Area (2.0		(Sq.mt.) Sq.mt.)		Tenement	3rd FLOOR 13 FLA 3rd FLOOR 14 FLA	
to occupy the building. 21.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the		Balance FAR Area (0.00) BUILT UP AREA CHECK	61.38	A	StairCase Lift Machine SubStructure Ramp Parking Resi. Sta		3rd FLOOR 15 FLA 3rd FLOOR 4 FLA	
competent authority. 22.Drinking water supplied by BWSSB should not be used for the construction activity of the		Proposed BuiltUp Area	30395.12 4 (current lad)		30395.12 90.42 646.38 96.42 19.89 1056.00 8028.92 20378.66 49	9.51 20428.17 155 338.25	3rd FLOOR 5 FLA	AT 116.15 100.39 10
 building. 23.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained 		Substructure Area Add in BU/ Achieved BuiltUp Area	A (Layout Lvl) 15.00 30410.12	Grand 1 31813.66 1418.54	30395.12 90.42 646.38 96.42 19.89 1056.00 8028.92 20378.66 49	9.51 20428.17 155.00 338.25	THIRD FLOOR 3rd FLOOR 7 FLA PLAN 3rd FLOOR 8 FLA	
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).		Approval Date : 06/27/2019 4:18:49	DM	Block :A (BLOCK B)			3rd FLOOR 9 FLA	AT 166.37 143.88 13
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							3rd FLOOR EWS 01 3rd FLOOR EWS	
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		Payment Details		Deductions From	Proposed Add	Carnet	3rd FLOOR EWS 02 3rd FLOOR EWS	
 building. 26.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building 		Sr No. Challan Number	Receipt Number Amount (INR) Payment Mode Transaction Number Payment Date	Remark Floor Builtup Gross BUA(Area Buil	It Up Deductions (Area in Sq.mt.) Area FAR	Total Total Area Area	3rd FLOOR EWS	/S UNIT 22.19 18.68 3
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			P/7941/CH/18-19 140718.41 Online 7971586119 2:20:01 PM	- Name Area Sq.mt.) (Sq	ea (Sq.mt.) (Sq.mt.)	(Sq.mt.) (NO.) than	3rd FLOOR EWS 04	
visitors / servants / drivers and security men and also entrance shall be approached through a ramp for		No.	Head Amount (INR) Remark	Cutout	StairCase Lift Lift Substructure Ramp Parking Resi. Stair	- Tenement	3rdFLOOR 3 FLA 2nd FLLOR 5 FLA	
the Physically Handicapped persons together with the stepped entry. 28.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions			Scrutiny Fee 140718.41 -	Terrace 188.46 1.62 18	86.84 90.42 0.00 96.42 0.00 0.00 0.00 0.00	0.00 00 0.00	2nd FLOOR 1 FLA 2nd FLOOR 10 FLA	
vide SI. 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		2 BBMP/10743/CH/19-20BBMP/		Fourteenth 766.15 51.33 71	14.82 0.00 17.29 0.00 1.17 0.00 0.00 696.36 0.00	696.36 05 0.00	2nd FLOOR 4 FLA	AT 116.60 100.39 10
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.		No.	Head Amount (INR) Remark	Thirteenth	43.46 0.00 17.29 0.00 1.17 0.00 0.00 725.00 0.00	725.00 05 0.00	2nd FLOOR 6 FLA SECOND 2nd FLOOR 7 FLA	01.00 10.02 0
30.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and			Security Deposit 32601.00 Lake Rejuvenation Cess 0.00	Twolfth	58.04 0.00 17.29 0.00 1.17 0.00 0.00 639.58 0.00	639.58 05 0.00	FLOOR PLAN 2nd FLOOR 8 FLA	AT 90.70 77.53 8
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		3.	Administrative charges 526.00	Eleventh	72.51 0.00 26.41 0.00 1.17 0.00 0.00 844.93 0.00	844.93 06 0.00	EWS 01 EWS 2nd FLOOR	/S UNIT 25.98 21.95 3
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		4.	License fee 29341.00	Tanth	92.26 0.00 43.70 0.00 1.17 0.00 0.00 1447.39 0.00	1447.39 10 0.00	EWS 02	/S UNIT 22.54 18.72 3
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		5.	Scrutiny fee 143161.00		04.70 0.00 43.70 0.00 1.17 0.00 0.00 1559.83 0.00	1559.83 11 0.00	2ndFLOOR 3 FLA 1st FLOOR 1 FLA	
footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.		6.	Compound wall charges 0.00	Eighth 1582 77 89 57 140	93.20 0.00 43.70 0.00 1.17 0.00 0.00 1448.33 0.00	1448.33 11 0.00	1st FLOOR 2 FLA 1st FLOOR 3 FLA	
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		7. Buildi	/s 18(1) of KTCP act (Betterment Levy) for 652	Floor 1002.17 00.07 140 Seventh 1692.26 85.44 160	06.82 0.00 43.70 0.00 1.17 0.00 0.00 1561.95 0.00		FIRST FLOOR 1st FLOOR 4 FLA	
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		8.	Ground Rent 17311.00	Sixth 1810 70 88 35 170	22.44 0.00 43.70 0.00 1.17 0.00 0.00 1677.57 0.00		PLAN 1st FLOOR 5 FLA 1st FLOOR 6 FLA	
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			U/s 18(1) of KTCP act (Betterment Levy) for Site 0.00 /7024/CH/19-20 53000.00 AXSK192010009133 20/07/2019	Fifth 1888 71 08 88 176	89.83 0.00 43.70 0.00 1.17 0.00 0.00 1744.96 0.00	1744.96 13 0.00	1st FLOOR 7 FLA	AT 91.90 78.00 8
renewal of the permission issued once in Two years. 35.The Owner / Association of high-rise building shall get the building inspected by empaneled		No	Head Amount (INR) Remark	Fillor Fourth	46.08 0.00 43.70 0.00 1.17 0.00 0.00 1801.21 0.00	┼──┼─┼──┤ ┝	1st FLOOR 8 FLA Total: -	AT 172.28 147.95 15 - 15872.95 13642.04 1367
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		1.	Labour Cess amount 53000.00	Floor		1855.60 17 0.00		
Force Department every year. 36. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical				Floor Second	16.83 0.00 43.70 0.00 1.17 0.00 0.00 1171.96 0.00			
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				Floor 1230.00 70.20 12 First 1239.68 79.35 116				OWNER / GPA HOLDER'S
renewal of the permission issued that once in Two years.				Ground 1005.68 108.20 170	97.48 0.00 43.70 0.00 1.17 0.00 0.00 115.40 0.00 97.48 0.00 43.70 0.00 1.17 0.00 0.00 1752.61 0.00			SIGNATURE
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				Upper				OWNER'S ADDRESS WITH ID
f fire hazards.				Floor	06.14 0.00 43.70 0.00 1.17 528.00 3813.98 168.06 24.35	192.41 00 169.23		NUMBER & CONTACT NUMBER : M/S ROHAN PROCON LLP Rep By. SANJAY
38.Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.				Lower Basement 4987.94 5.07 498	82.87 0.00 43.70 0.00 1.17 528.00 4214.94 167.86 25.16	193.02 00 169.02		KHUSHALCHAND LUNKAD (OWNER) , SANTOSH BANSILAL LUNKAND (AUTHORISED
39.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the				Floor Total: 31813.66 1418.54 3039	95.12 90.42 646.38 96.42 19.89 1056.00 8028.92 20378.66 49.51	20428.17 155 338.25		SIGNETARY) @1201, DIVYASHAKTHI, 100 FEET ROAD, INDIRANAGAR,
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				Total Number				FEET ROAD, INDIRANAGAR,
same is repeated for the third time.				of Same 1 Blocks				
40.The Builder / Contractor / Professional responsible for supervision of work shall not shall not				:				ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
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				Total: 31813.66 1418.54 3039	95.12 90.42 646.38 96.42 19.89 1056.00 8028.92 20378.66 49.51	20428.17 155 338		Shashidhara. N. R V.S.Associates, 1st Main Muther
of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.								Maratha Hostel Complex, Siddaganga Extn B.H.Road. V.S.Associates, 1st Main, Maratha
41.In case of any false information, misrepresentation of facts, or pending court cases, the plan						Note : Earlier Plan Sanction Vid	ide L.P No leemed cancelled.	Hostel Complex, Siddaganga Extn B.H.Road. BCC/BL-3.2.3/E-1085/92-93
sanction is deemed cancelled						The modified plans are Approve	ved in accordance with the acceptance for	
						approval by the commissioner of vide lp number : _{BBMP/Addl.Dir/} .	JD_NORTH/0051/18-19 subjec	PROJECT TITLE : ct
							own along with this modified building plan	
						Validity of this approventis: 1640 Mathis: 1	WebDRARRANUthe date of issue	

UserDefinedMetric (900.00 x 2000.00MM)

NORTH

DRAWING TITLE :

SHEET NO: 1

Validity of this approventie: الله العليم المعالية المع معالية المعالية المعالي معالية المعالية المعالي

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SITE PLAN, 1 ST AND 2ND FLOOR

PLAN

1367 155

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